

NEIGHBORHOOD REPORT

June 2018

This report charts the year-to-date sales activity of metro Atlanta's most popular neighborhoods, by school districts, and compares their sales activity to the metro area as a whole. Reporting sales activity for the year allows us to identify top-performing neighborhoods.

We compare sales data year-over-year instead of month-to-month because the real estate market experiences seasonal fluctuations that make month-to-month comparisons misleading. For example, June is the busiest closing month of the year, but February is traditionally one of the slowest. Therefore comparing market activity from the same month a year earlier provides a more accurate measure of the health of the housing market.

NUMBER
OF SALES

0%

AVERAGE
SALES PRICE

7%

ATLANTA HOUSING MARKET ACTIVITY | JUNE 2018

| SINGLE FAMILY HOME SALES 01/01/18 - 6/30/18 VS. 01/01/17 - 6/30/17 | 2018 Sales | 2017 Sales | Diff | % Change | 2018 Ave. Sales | 2017 Ave. Sales | Diff | % Change |
|--|---------------|---------------|-------------|-------------|--------------------|--------------------|-----------------|-------------|
| UPPER WESTSIDE (CITY OF ATLANTA, FULTON COUNTY) | | | | | | | | |
| Fernleaf/Ridgewood Heights/Memorial Park/Springlake/Wildwood/Channing Valley/Morris Brandon Elementary (30318) | 21 | 24 | -3 | -13% | \$617,015 | \$641,440 | (\$24,425) | -4% |
| Castlewood/Hanover West/Margaret Mitchell/Wildwood/West Peachtree Battle/Morris Brandon Elementary (30327) | 48 | 54 | -6 | -11% | \$999,365 | \$1,098,763 | (\$99,398) | -9% |
| Westside Station/Berkeley Park/Underwood Hills/E. Rivers Elem School (30318) | 31 | 34 | -3 | -9% | \$551,752 | \$527,883 | \$23,869 | 5% |
| Adams Crossing/DuPont Commons/Hills Park/Riverside/Whittier Mill/Bolton Academy Elem (30318) | 75 | 83 | -8 | -10% | \$369,435 | \$329,302 | \$40,133 | 12% |
| WEST MIDTOWN (CITY OF ATLANTA, FULTON COUNTY) | | | | | | | | |
| Atlantic Station/Knight Park/Howell Station/Home Park/Centennial Place Elem (30318) | 18 | 24 | -6 | -25% | \$387,729 | \$370,159 | \$17,570 | 5% |
| BUCKHEAD (CITY OF ATLANTA, FULTON COUNTY) | | | | | | | | |
| Buckhead East - Garden Hills/Peachtree Park/Piedmont Heights-East/Garden Hills Elementary School (30305) | 56 | 47 | 9 | 19% | \$957,400 | \$738,380 | \$219,020 | 30% |
| Buckhead Central - Argonne Forest, Haynes Manor, Piedmont Heights-West/E. Rivers Elementary (30305) | 52 | 44 | 8 | 18% | \$952,871 | \$810,863 | \$142,008 | 18% |
| Buckhead North - Chastain Park/Tuxedo Park/Mt. Paran Road/Warren T. Jackson Elementary School (30327) | 58 | 48 | 10 | 21% | \$1,427,010 | \$1,457,601 | (\$30,591) | -2% |
| Buckhead Northeast - East of Roswell Road/Sarah Smith Elementary School (30342) | 50 | 53 | -3 | -6% | \$908,735 | \$992,185 | (\$83,450) | -8% |
| Buckhead Northwest - West of I-75/Ridgewood/Rivermead/Garraux/Cloudland/Warren T. Jackson Elementary School (30327) | 12 | 14 | -2 | -14% | \$1,874,502 | \$1,384,125 | \$490,377 | 35% |
| Buckhead South - Ardmore Park/Brookwood Hills/Collier Hills/Loring Heights/Peachtree Hills/E. Rivers Elem School (30309 N. of the Brookwood split) | 28 | 24 | 4 | 17% | \$785,041 | \$704,828 | \$80,213 | 11% |
| ATLANTA INTOWN (CITY OF ATLANTA, FULTON AND DEKALB COUNTIES) | | | | | | | | |
| Ansley Park/Midtown/Sherwood Forest/south and east of the Brookwood split/Morningside Elementary School (30309) | 21 | 21 | 0 | 0% | \$1,459,424 | \$1,079,063 | \$380,361 | 35% |
| Morningside-Virginia Highlands/Morningside Elementary School (30306) | 65 | 76 | -11 | -14% | \$948,941 | \$965,433 | (\$16,492) | -2% |
| ATLANTA (DEKALB COUNTY AND FULTON COUNTY - ATLANTA ADDRESSES BUT EITHER IN UNINCORPORATED AREA OR PART OF ANOTHER CITY) | | | | | | | | |
| Ashford Park/Ashford Park Elementary School (30319, 30341) | 99 | 108 | -9 | -8% | \$623,206 | \$601,204 | \$22,002 | 4% |
| Historic Brookhaven/Sarah Smith Elementary School (30319) | 15 | 9 | 6 | 100% | \$1,258,301 | \$1,480,583 | (\$222,282) | -15% |
| Pine Hills/Sarah Smith Elementary School (30324) | 22 | 23 | -1 | -4% | \$752,545 | \$725,002 | \$27,543 | 4% |
| Decatur-DeKalb County/Briarcliff/Oak Grove Elementary (parts of 30033, 30345) | 61 | 58 | 3 | 5% | \$555,288 | \$502,314 | \$52,974 | 11% |
| Decatur-City/Clairemont-Westchester-Winnona Park Elementary (30030) | 36 | 38 | -2 | -5% | \$587,109 | \$630,294 | (\$43,185) | -7% |
| Druid Hills/Briarvista/Emory Village/CDC/Fernbank Elementary (30307, 30030, 30033) | 68 | 65 | 3 | 5% | \$698,263 | \$697,317 | \$946 | 0% |
| Dunwoody - Austin, Kingsley and Vanderlyn Elementary Schools (30338, 30350) | 143 | 156 | -13 | -8% | \$500,149 | \$471,794 | \$28,355 | 6% |
| North Atlanta - High Point/Chastain/Meadowbrook/High Point Elementary School (30342, 30319) | 107 | 90 | 17 | 19% | \$706,983 | \$692,487 | \$14,496 | 2% |
| North Brookhaven - North Brookhaven/Lynwood Park/Murphy-Candler Park/Sexton Woods/Montgomery Elementary School (30342, 30319) | 125 | 127 | -2 | -2% | \$547,222 | \$623,230 | (\$76,008) | -12% |
| SMYRNA/VININGS - COBB COUNTY | | | | | | | | |
| Smyrna/Nickajack Elementary School (30080) | 70 | 73 | -3 | -4% | \$487,716 | \$481,290 | \$6,426 | 1% |
| Smyrna/Norton Park Elementary School (30082) | 62 | 46 | 16 | 35% | \$242,359 | \$208,873 | \$33,486 | 16% |
| Historic Vinings/Teasley Elementary School (30339) | 21 | 29 | -8 | -28% | \$888,187 | \$871,397 | \$16,790 | 2% |
| TOTALS | | | | | | | | |
| HATCH NEIGHBORHOOD REPORT TOTALS | 1,364 | 1,368 | -4 | 0% | \$803,462 | \$763,432 | \$40,030 | 5% |
| FMLS TOTALS for Five-County Metro Area/Cobb, DeKalb, Forsyth, Fulton, Gwinnett | 22,801 | 23,010 | -209 | -1% | \$349,654 | \$325,313 | \$24,341 | 7% |

Data source: First Multiple Listing Service

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