

NEIGHBORHOOD REPORT

July 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

1%

AVERAGE
SALES PRICE

5%

ATLANTA HOUSING MARKET ACTIVITY | JULY 2018

SINGLE FAMILY HOME SALES 01/01/18 - 7/31/18 VS. 01/01/17 - 7/31/17	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)	36	49	-13	-27%	\$639,665	\$659,775	(\$20,110)	-3%
Castlewood/Hanover West/Margaret Mitchell/Wildwood/West Peachtree Battle/Morris Brandon Elementary (30327)	57	61	-4	-7%	\$1,017,276	\$1,122,695	(\$105,419)	-9%
Westside Station/Berkeley Park/Underwood Hills/E. Rivers Elem School (30318)	36	41	-5	-12%	\$540,144	\$520,118	\$20,026	4%
Adams Crossing/DuPont Commons/Hills Park/Riverside/Whittier Mill/Bolton Academy Elem (30318)	89	102	-13	-13%	\$375,412	\$325,500	\$49,912	15%
WEST MIDTOWN (CITY OF ATLANTA, FULTON COUNTY)								
Atlantic Station/Knight Park/Howell Station/Home Park/Centennial Place Elem (30318)	22	27	-5	-19%	\$405,232	\$362,941	\$42,291	12%
BUCKHEAD (CITY OF ATLANTA, FULTON COUNTY)								
Buckhead East - Garden Hills/Peachtree Park/Piedmont Heights-East/Garden Hills Elementary School (30305)	64	58	6	10%	\$957,082	\$774,800	\$182,282	24%
Buckhead Central - Argonne Forest, Haynes Manor, Piedmont Heights-West/E. Rivers Elementary (30305)	60	49	11	22%	\$918,211	\$853,611	\$64,600	8%
Buckhead North - Chastain Park/Tuxedo Park/Mt. Paran Road/Warren T. Jackson Elementary School (30327)	68	55	13	24%	\$1,434,048	\$1,482,535	(\$48,487)	-3%
Buckhead Northeast - East of Roswell Road/Sarah Smith Elementary School (30342)	60	65	-5	-8%	\$903,990	\$957,069	(\$53,079)	-6%
Buckhead Northwest - West of I-75/Ridgewood/Rivermead/Garraux/Cloudland/Warren T. Jackson Elementary School (30327)	17	16	1	6%	\$1,928,317	\$1,368,450	\$559,867	41%
Buckhead South - Ardmore Park/Brookwood Hills/Collier Hills/Loring Heights/Peachtree Hills/E. Rivers Elem School (30309 N. of the Brookwood split)	30	31	-1	-3%	\$742,178	\$719,082	\$23,096	3%
ATLANTA INTOWN (CITY OF ATLANTA, FULTON AND DEKALB COUNTIES)								
Ansel Park/Midtown/Sherwood Forest/south and east of the Brookwood split/Morningside Elementary School (30309)	31	23	8	35%	\$1,430,534	\$1,150,911	\$279,623	24%
Morningside-Virginia Highlands/Morningside Elementary School (30306)	76	89	-13	-15%	\$957,520	\$973,398	(\$15,878)	-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)	209	199	10	5%	\$665,827	\$617,551	\$48,276	8%
Historic Brookhaven/Sarah Smith Elementary School (30319)	18	12	6	100%	\$1,269,425	\$1,547,467	(\$278,042)	-18%
Pine Hills/Sarah Smith Elementary School (30324)	26	31	-5	-16%	\$743,342	\$751,904	(\$8,562)	-1%
Decatur-DeKalb County/Briarcliff/Oak Grove Elementary (parts of 30033, 30345)	76	70	6	9%	\$553,473	\$515,108	\$38,365	7%
Decatur-City/Clairemont-Westchester-Winnona Park Elementary (30030)	42	46	-4	-9%	\$615,855	\$643,824	(\$27,969)	-4%
Druid Hills/Briarvista/Emory Village/CDC/Fernbank Elementary (30307, 30030, 30033)	77	75	2	3%	\$688,405	\$687,203	\$1,202	0%
Dunwoody - Austin, Kingsley and Vanderlyn Elementary Schools (30338, 30350)	173	182	-9	-5%	\$500,995	\$478,587	\$22,408	5%
North Atlanta - High Point/Chastain/Meadowbrook/High Point Elementary School (30342, 30319)	124	110	14	13%	\$706,643	\$704,642	\$2,001	0%
North Brookhaven - North Brookhaven/Lynwood Park/Murphy-Candler Park/Sexton Woods/Montgomery Elementary School (30342, 30319)	158	145	13	9%	\$640,648	\$623,230	\$17,418	3%
SMYRNA/VININGS - COBB COUNTY								
Smyrna/Nickajack Elementary School (30080)	86	85	1	1%	\$498,694	\$480,414	\$18,280	4%
Smyrna/Norton Park Elementary School (30082)	72	61	11	18%	\$245,095	\$216,036	\$29,059	13%
Historic Vinings/Teasley Elementary School (30339)	27	33	-6	-18%	\$950,523	\$880,715	\$69,808	8%
TOTALS								
HATCH NEIGHBORHOOD REPORT TOTALS	1,734	1,715	19	1%	\$813,141	\$776,703	\$36,439	5%
FMLS TOTALS for Five-County Metro Area/Cobb, DeKalb, Forsyth, Fulton, Gwinnett	27,548	27,356	192	1%	\$351,202	\$327,678	\$23,524	7%

Data source: First Multiple Listing Service

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