

## NEIGHBORHOOD REPORT

August 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
 3%

## ATLANTA HOUSING MARKET ACTIVITY | AUGUST 2018

SINGLE FAMILY HOME SALES 01/01/18 - 8/31/18 VS. 01/01/17 - 8/31/17	2018 Sales	2017 Sales	Diff	% Change	2018 Ave. Sales	2017 Ave. Sales	Diff	% Change
<b>UPPER WESTSIDE (CITY OF ATLANTA, FULTON COUNTY)</b>								
Fernleaf/Ridgewood Heights/Memorial Park/Springlake/Wildwood/ Channing Valley/Morris Brandon Elementary (30318)	41	54	-13	-24%	\$653,832	\$658,391	(\$4,559)	-1%
Castlewood/Hanover West/Margaret Mitchell/Wildwood/West Peachtree Battle/Morris Brandon Elementary (30327)	67	67	0	0%	\$1,016,660	\$1,161,733	(\$145,073)	-12%
Westside Station/Berkeley Park/Underwood Hills/E. Rivers Elem School (30318)	43	49	-6	-12%	\$535,605	\$525,122	\$10,483	2%
Adams Crossing/DuPont Commons/Hills Park/Riverside/Whittier Mill/Bolton Academy Elem (30318)	102	133	-31	-23%	\$379,145	\$326,256	\$52,889	16%
<b>WEST MIDTOWN (CITY OF ATLANTA, FULTON COUNTY)</b>								
Atlantic Station/Knight Park/Howell Station/Home Park/Centennial Place Elem (30318)	25	31	-6	-19%	\$411,245	\$378,902	\$32,343	9%
<b>BUCKHEAD (CITY OF ATLANTA, FULTON COUNTY)</b>								
Buckhead East - Garden Hills/Peachtree Park/Piedmont Heights-East/Garden Hills Elementary School (30305)	72	70	2	3%	\$956,017	\$798,887	\$157,130	20%
Buckhead Central - Argonne Forest, Haynes Manor, Piedmont Heights-West/ E. Rivers Elementary (30305)	62	51	11	22%	\$997,184	\$874,409	\$122,775	14%
Buckhead North - Chastain Park/Tuxedo Park/Mt. Paran Road/Warren T. Jackson Elementary School (30327)	78	65	13	20%	\$1,389,417	\$1,508,619	(\$119,202)	-8%
Buckhead Northeast - East of Roswell Road/Sarah Smith Elementary School (30342)	70	70	0	0%	\$903,873	\$927,710	(\$23,837)	-3%
Buckhead Northwest - West of I-75/ Ridgewood/Rivermead/Garraux/Cloudland/Warren T. Jackson Elementary School (30327)	18	20	-2	-10%	\$1,772,590	\$1,572,394	\$200,196	13%
Buckhead South - Ardmore Park/Brookwood Hills/Collier Hills/Loring Heights/Peachtree Hills/E. Rivers Elem School (30309 N. of the Brookwood split)	37	38	-1	-3%	\$774,397	\$715,750	\$58,647	8%
<b>ATLANTA INTOWN (CITY OF ATLANTA, FULTON AND DEKALB COUNTIES)</b>								
Ansley Park/Midtown/Sherwood Forest/south and east of the Brookwood split/Morningside Elementary School (30309)	34	25	9	36%	\$1,404,739	\$1,182,672	\$222,067	19%
Morningside-Virginia Highlands/Morningside Elementary School (30306)	87	100	-13	-13%	\$975,039	\$976,530	(\$1,491)	0%
<b>ATLANTA (DEKALB COUNTY AND FULTON COUNTY - ATLANTA ADDRESSES BUT EITHER IN UNINCORPORATED AREA OR PART OF ANOTHER CITY)</b>								
Ashford Park/Ashford Park Elementary School (30319, 30341)	239	223	16	7%	\$653,871	\$603,874	\$49,997	8%
Historic Brookhaven/Sarah Smith Elementary School (30319)	20	14	6	100%	\$1,399,184	\$1,491,158	(\$91,974)	-6%
Pine Hills/Sarah Smith Elementary School (30324)	28	35	-7	-20%	\$724,174	\$763,619	(\$39,445)	-5%
Decatur-DeKalb County/Briarcliff/Oak Grove Elementary (parts of 30033, 30345)	86	74	12	16%	\$571,264	\$527,217	\$44,047	8%
Decatur-City/Clairemont-Westchester-Winnona Park Elementary (30030)	49	51	-2	-4%	\$630,913	\$646,946	(\$16,033)	-2%
Druid Hills/Briarvista/Emory Village/CDC/Fernbank Elementary (30307, 30030, 30033)	86	92	-6	-7%	\$712,514	\$705,460	\$7,054	1%
Dunwoody - Austin, Kingsley and Vanderlyn Elementary Schools (30338, 30350)	195	210	-15	-7%	\$503,921	\$480,247	\$23,674	5%
North Atlanta - High Point/Chastain/Meadowbrook/High Point Elementary School (30342, 30319)	141	125	16	13%	\$721,649	\$701,581	\$20,068	3%
North Brookhaven - North Brookhaven/Lynwood Park/Murphy- Candler Park/Sexton Woods/Montgomery Elementary School (30342, 30319)	181	170	11	6%	\$640,923	\$622,192	\$18,731	3%
<b>SMYRNA/VININGS - COBB COUNTY</b>								
Smyrna/Nickajack Elementary School (30080)	100	97	3	3%	\$508,337	\$490,400	\$17,937	4%
Smyrna /Norton Park Elementary School (30082)	83	69	14	20%	\$248,521	\$221,613	\$26,908	12%
Historic Vinings/Teasley Elementary School (30339)	30	39	-9	-23%	\$940,326	\$898,922	\$41,404	5%
<b>TOTALS</b>								
<b>HATCH NEIGHBORHOOD REPORT TOTALS</b>	<b>1,974</b>	<b>1,972</b>	<b>2</b>	<b>0%</b>	<b>\$817,014</b>	<b>\$790,424</b>	<b>\$26,589</b>	<b>3%</b>
<b>FMLS TOTALS for Five-County Metro Area/Cobb, DeKalb, Forsyth, Fulton, Gwinnett</b>	<b>31,673</b>	<b>31,721</b>	<b>-48</b>	<b>0%</b>	<b>\$351,527</b>	<b>\$327,699</b>	<b>\$23,828</b>	<b>7%</b>

Data source: First Multiple Listing Service

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