

NEIGHBORHOOD REPORT

September 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
 4%

ATLANTA HOUSING MARKET ACTIVITY | SEPTEMBER 2018

SINGLE FAMILY HOME SALES 01/01/18 - 9/30/18 VS. 01/01/17 - 9/30/17	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)	45	62	-17	-27%	\$647,989	\$659,219	(\$11,230)	-2%
Castlewood/Hanover West/Margaret Mitchell/Wildwood/West Peachtree Battle/Morris Brandon Elementary (30327)	70	73	-3	-4%	\$1,135,561	\$1,155,726	(\$20,165)	-2%
Westside Station/Berkeley Park/Underwood Hills/E. Rivers Elem School (30318)	48	49	-1	-2%	\$549,671	\$525,122	\$24,549	5%
Adams Crossing/DuPont Commons/Hills Park/Riverside/Whittier Mill/Bolton Academy Elem (30318)	118	133	-15	-11%	\$432,801	\$371,707	\$61,094	16%
WEST MIDTOWN (CITY OF ATLANTA, FULTON COUNTY)								
Atlantic Station/Knight Park/Howell Station/Home Park/Centennial Place Elem (30318)	30	32	-2	-6%	\$407,773	\$374,579	\$33,194	9%
BUCKHEAD (CITY OF ATLANTA, FULTON COUNTY)								
Buckhead East - Garden Hills/Peachtree Park/Piedmont Heights-East/Garden Hills Elementary School (30305)	76	76	0	0%	\$933,543	\$786,157	\$147,386	19%
Buckhead Central - Argonne Forest, Haynes Manor, Piedmont Heights-West/E. Rivers Elementary (30305)	65	57	8	14%	\$961,868	\$878,558	\$83,310	9%
Buckhead North - Chastain Park/Tuxedo Park/Mt. Paran Road/Warren T. Jackson Elementary School (30327)	85	80	5	6%	\$1,433,790	\$1,494,467	(\$60,677)	-4%
Buckhead Northeast - East of Roswell Road/Sarah Smith Elementary School (30342)	80	74	6	8%	\$901,598	\$950,842	(\$49,244)	-5%
Buckhead Northwest - West of I-75/Ridgewood/Rivermead/Garraux/Cloudland/Warren T. Jackson Elementary School (30327)	22	20	2	10%	\$1,766,538	\$1,572,934	\$193,604	12%
Buckhead South - Ardmore Park/Brookwood Hills/Collier Hills/Loring Heights/Peachtree Hills/E. Rivers Elem School (30309 N. of the Brookwood split)	40	45	-5	-11%	\$796,946	\$708,610	\$88,336	12%
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)	36	29	7	24%	\$1,354,323	\$1,201,403	\$152,920	13%
Morningside-Virginia Highlands/Morningside Elementary School (30306)	98	107	-9	-8%	\$999,232	\$964,136	\$35,096	4%
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)	270	236	34	14%	\$653,865	\$598,669	\$55,196	9%
Historic Brookhaven/Sarah Smith Elementary School (30319)	22	16	6	38%	\$1,380,664	\$1,528,252	(\$147,588)	-10%
Pine Hills/Sarah Smith Elementary School (30324)	30	36	-6	-17%	\$792,322	\$727,661	\$64,661	9%
Decatur-DeKalb County/Briarcliff/Oak Grove Elementary (parts of 30033, 30345)	94	85	9	11%	\$553,259	\$535,304	\$17,955	3%
Decatur-City/Clairemont-Westchester-Winnona Park Elementary (30030)	50	56	-6	-11%	\$605,245	\$648,672	(\$43,427)	-7%
Druid Hills/Briarvista/Emory Village/CDC/Fernbank Elementary (30307, 30030, 30033)	93	104	-11	-11%	\$735,377	\$689,445	\$45,932	7%
Dunwoody - Austin, Kingsley and Vanderlyn Elementary Schools (30338, 30350)	216	223	-7	-3%	\$498,467	\$476,836	\$21,631	5%
North Atlanta - High Point/Chastain/Meadowbrook/High Point Elementary School (30342, 30319)	154	137	17	12%	\$715,404	\$687,548	\$27,856	4%
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%
SMYRNA/VININGS - COBB COUNTY								
Smyrna/Nickajack Elementary School (30080)	111	111	0	0%	\$511,175	\$489,403	\$21,772	4%
Smyrna/Norton Park Elementary School (30082)	92	79	13	16%	\$249,302	\$223,139	\$26,163	12%
Historic Vinings/Teasley Elementary School (30339)	34	42	-8	-19%	\$952,498	\$861,634	\$90,864	11%
TOTALS								
HATCH NEIGHBORHOOD REPORT TOTALS	2,160	2,132	28	1%	\$824,405	\$789,289	\$35,117	4%
FMLS TOTALS for Five-County Metro Area/Cobb, DeKalb, Forsyth, Fulton, Gwinnett	35,279	35,440	-161	0%	\$350,474	\$326,830	\$23,644	7%

Data source: First Multiple Listing Service

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