

## NEIGHBORHOOD REPORT

October 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
 6%

## ATLANTA HOUSING MARKET ACTIVITY | OCTOBER 2018

SINGLE FAMILY HOME SALES 01/01/18 - 10/31/18 VS. 01/01/17 - 10/31/17	2018 Sales	2017 Sales	Diff	% Change	2018 Ave. Sales	2017 Ave. Sales	Diff	% Change
<b>UPPER WESTSIDE (CITY OF ATLANTA, FULTON COUNTY)</b>								
Channing Valley/Fernleaf/Ridgewood Heights/Memorial Park/Springlake/Wildwood/Morris Brandon Elementary (30318)	48	69	-21	-30%	\$641,857	\$647,347	(\$5,490)	-1%
Castlewood/Hanover West/Margaret Mitchell/Wildwood/West Peachtree Battle/Morris Brandon Elementary (30327)	75	78	-3	-4%	\$1,131,850	\$1,155,982	(\$24,132)	-2%
Berkeley Park/Collier Hills/Underwood Hills/West Town/E. Rivers Elem School (30318)	50	60	-10	-17%	\$566,954	\$472,051	\$94,903	20%
Adams Crossing/DuPont Commons/Hills Park/Riverside/Westside Station/Whittier Mill/Bolton Academy Elem (30318)	128	153	-25	-16%	\$389,505	\$333,979	\$55,526	17%
<b>WEST MIDTOWN (CITY OF ATLANTA, FULTON COUNTY)</b>								
Atlantic Station/Knight Park/Howell Station/Home Park/Centennial Place Elem (30318)	30	32	-2	-6%	\$407,773	\$380,096	\$27,677	7%
<b>BUCKHEAD (CITY OF ATLANTA, FULTON COUNTY)</b>								
Buckhead East - Garden Hills/Peachtree Park/Piedmont Heights-East/Garden Hills Elementary School (30305)	83	84	-1	-1%	\$919,513	\$790,873	\$128,640	16%
Buckhead Central - Argonne Forest, Haynes Manor, Piedmont Heights-West/E. Rivers Elementary (30305)	70	60	10	17%	\$981,033	\$896,679	\$84,354	9%
Buckhead North - Chastain Park/Tuxedo Park/Mt. Paran Road/Warren T. Jackson Elementary School (30327)	92	93	-1	-1%	\$1,436,815	\$1,490,554	(\$53,739)	-4%
Buckhead Northeast - East of Roswell Road/Sarah Smith Elementary School (30342)	86	86	0	0%	\$915,264	\$937,164	(\$21,900)	-2%
Buckhead Northwest - West of I-75/Ridgewood/Rivermead/Garraux/Cloudland/Warren T. Jackson Elementary School (30327)	25	22	3	14%	\$1,828,222	\$1,455,915	\$372,307	26%
Buckhead South - Ardmore Park/Brookwood Hills/Collier Hills/Loring Heights/Peachtree Hills/E. Rivers Elem School (30309 N. of the Brookwood split)	45	48	-3	-6%	\$803,712	\$695,182	\$108,530	16%
<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)	39	33	6	18%	\$1,339,691	\$1,167,888	\$171,803	15%
Morningside-Virginia Highlands/Morningside Elementary School (30306)	106	115	-9	-8%	\$1,011,659	\$954,729	\$56,930	6%
<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)	289	253	36	14%	\$652,112	\$612,094	\$40,018	7%
Historic Brookhaven/Sarah Smith Elementary School (30319)	25	19	6	32%	\$1,352,347	\$1,501,843	(\$149,496)	-10%
Pine Hills/Sarah Smith Elementary School (30324)	31	36	-5	-14%	\$764,590	\$727,667	\$36,923	5%
Decatur-DeKalb County/Briarcliff/Oak Grove Elementary (parts of 30033, 30345)	100	91	9	10%	\$568,408	\$560,072	\$8,336	1%
Decatur-City/Clairemont-Westchester-Winnona Park Elementary (30030)	57	62	-5	-8%	\$615,447	\$644,195	(\$28,748)	-4%
Druid Hills/Briarvista/Emory Village/CDC/Fernbank Elementary (30307, 30030, 30033)	102	113	-11	-10%	\$738,262	\$670,511	\$67,751	10%
Dunwoody - Austin, Kingsley and Vanderlyn Elementary Schools (30338, 30350)	237	237	0	0%	\$505,942	\$477,647	\$28,295	6%
North Atlanta - High Point/Chastain/Meadowbrook/High Point Elementary School (30342, 30319)	174	156	18	12%	\$721,291	\$695,917	\$25,374	4%
North Brookhaven - North Brookhaven/Lynwood Park/Murphy-Candler Park/Sexton Woods/Montgomery Elementary School (30342, 30319)	204	208	-4	-2%	\$627,406	\$630,127	(\$2,721)	0%
<b>SMYRNA/VININGS - COBB COUNTY</b>								
Smyrna/Nickajack Elementary School (30080)	117	119	-2	-2%	\$503,546	\$484,928	\$18,618	4%
Smyrna/Norton Park Elementary School (30082)	104	85	19	22%	\$247,697	\$221,942	\$25,755	12%
Historic Vinings/Teasley Elementary School (30339)	41	42	-1	-2%	\$953,141	\$861,634	\$91,507	11%
<b>TOTALS</b>								
<b>HATCH NEIGHBORHOOD REPORT TOTALS</b>	<b>2,358</b>	<b>2,354</b>	<b>4</b>	<b>0%</b>	<b>\$824,961</b>	<b>\$778,681</b>	<b>\$46,281</b>	<b>6%</b>
<b>FMLS TOTALS for Five-County Metro Area/Cobb, DeKalb, Forsyth, Fulton, Gwinnett</b>	<b>38,932</b>	<b>38,954</b>	<b>-22</b>	<b>0%</b>	<b>\$350,125</b>	<b>\$326,485</b>	<b>\$23,640</b>	<b>7%</b>

Data source: First Multiple Listing Service

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