

NEIGHBORHOOD REPORT

December 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

7%

ATLANTA HOUSING MARKET ACTIVITY | DECEMBER 2018

SINGLE FAMILY HOME SALES 01/01/18 - 12/31/18 VS. 01/01/17 - 12/31/17	2018 Sales	2017 Sales	Diff	% Change	2018 Ave. Sales	2017 Ave. Sales	Diff	% Change
UPPER WESTSIDE (CITY OF ATLANTA, FULTON COUNTY)								
Channing Valley/Fernleaf/Ridgewood Heights/Memorial Park/Springlake/Wildwood/Morris Brandon Elementary (30318)	59	81	-22	-27%	\$673,930	\$666,119	\$7,811	1%
Castlewood/Hanover West/Margaret Mitchell/Wildwood/West Peachtree Battle/Morris Brandon Elementary (30327)	83	91	-8	-9%	\$1,071,970	\$1,127,263	(\$55,293)	-5%
Berkeley Park/Collier Hills/Underwood Hills/West Town/E. Rivers Elem School (30318)	59	66	-7	-11%	\$550,212	\$513,177	\$37,035	7%
Adams Crossing/DuPont Commons/Hills Park/Riverside/Westside Station/Whittier Mill/Bolton Academy Elem (30318)	154	177	-23	-13%	\$393,145	\$335,045	\$58,100	17%
WEST MIDTOWN (CITY OF ATLANTA, FULTON COUNTY)								
Atlantic Station/Knight Park/Howell Station/Home Park/Centennial Place Elem (30318)	37	35	2	6%	\$411,561	\$389,737	\$21,824	6%
BUCKHEAD (CITY OF ATLANTA, FULTON COUNTY)								
Buckhead East - Garden Hills/Peachtree Park/Piedmont Heights-East/Garden Hills Elementary School (30305)	100	99	1	1%	\$939,047	\$798,274	\$140,773	18%
Buckhead Central - Argonne Forest, Haynes Manor, Piedmont Heights-West/E. Rivers Elementary (30305)	78	78	0	0%	\$935,071	\$886,929	\$48,142	5%
Buckhead North - Chastain Park/Tuxedo Park/Mt. Paran Road/Warren T. Jackson Elementary School (30327)	112	108	4	4%	\$1,500,039	\$1,477,752	\$22,287	2%
Buckhead Northeast - East of Roswell Road/Sarah Smith Elementary School (30342)	96	95	1	1%	\$928,265	\$841,689	\$86,576	10%
Buckhead Northwest - West of I-75/Ridgewood/Rivermead/Garraux/Cloudland/Warren T. Jackson Elementary School (30327)	143	136	7	5%	\$1,684,630	\$1,518,232	\$166,398	11%
Buckhead South - Ardmore Park/Brookwood Hills/Collier Hills/Loring Heights/Peachtree Hills/E. Rivers Elem School (30309 N. of the Brookwood split)	48	54	-6	-11%	\$831,511	\$688,286	\$143,225	21%
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)	42	39	3	8%	\$1,343,083	\$1,229,795	\$113,288	9%
Morningside-Virginia Highlands/Morningside Elementary School (30306)	128	139	-11	-8%	\$1,042,731	\$939,492	\$103,239	11%
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)	333	286	47	16%	\$662,304	\$595,954	\$66,350	11%
Historic Brookhaven/Sarah Smith Elementary School (30319)	31	23	8	35%	\$1,360,874	\$1,342,100	\$18,774	1%
Pine Hills/Sarah Smith Elementary School (30324)	38	45	-7	-16%	\$731,678	\$776,834	(\$45,156)	-6%
Decatur-DeKalb County/Briarcliff/Oak Grove Elementary (parts of 30033, 30345)	119	118	1	1%	\$573,336	\$566,300	\$7,036	1%
Decatur-City/Clairemont-Westchester-Winnona Park Elementary (30030)	64	72	-8	-11%	\$707,507	\$659,997	\$47,510	7%
Druid Hills/Briarvista/Emory Village/CDC/Fernbank Elementary (30307, 30030, 30033)	121	132	-11	-8%	\$759,062	\$711,678	\$47,384	7%
Dunwoody - Austin, Kingsley and Vanderlyn Elementary Schools (30338, 30350)	275	276	-1	0%	\$511,059	\$482,064	\$28,995	6%
North Atlanta - High Point/Chastain/Meadowbrook/High Point Elementary School (30342, 30319)	189	186	3	2%	\$733,540	\$687,912	\$45,628	7%
North Brookhaven - North Brookhaven/Lynwood Park/Murphy-Candler Park/Sexton Woods/Montgomery Elementary School (30342, 30319)	237	249	-12	-5%	\$639,318	\$577,165	\$62,153	11%
SMYRNA/VININGS - COBB COUNTY								
Smyrna/Nickajack Elementary School (30080)	138	134	4	3%	\$520,730	\$491,610	\$29,120	6%
Smyrna/Norton Park Elementary School (30082)	118	102	16	16%	\$249,326	\$228,322	\$21,004	9%
Historic Vinings/Teasley Elementary School (30339)	44	47	-3	-6%	\$1,003,604	\$890,474	\$113,130	13%
TOTALS								
HATCH NEIGHBORHOOD REPORT TOTALS	2,846	2,868	-22	-1%	\$830,301	\$776,888	\$53,413	7%
FMLS TOTALS for Five-County Metro Area/Cobb, DeKalb, Forsyth, Fulton, Gwinnett	45,221	45,945	-734	-2%	\$352,950	\$329,298	\$23,652	7%

Data source: First Multiple Listing Service

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