

NEIGHBORHOOD REPORT

January 2019

NUMBER OF SALES	↓ 16%
AVERAGE SALES PRICE	↑ 12%
MEDIAN SALES PRICE	↑ 1%

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 provides a more accurate measure of the health of the housing market.

ATLANTA HOUSING MARKET ACTIVITY JANUARY 2019								
SINGLE FAMILY HOME SALES 01/01/19 - 1/31/19 VS. 01/01/18 - 1/31/18	2019 Sales	2018 Sales	Diff	% Change	2019 Ave. Sales	2018 Ave. Sales	Diff	% Change
UPPER WESTSIDE (CITY OF ATLANTA, FULTON COUNTY)								
Channing Valley/Fernleaf/Ridgewood Heights/Memorial Park/Springlake/Wildwood/Morris Brandon Elementary (30318)	4	5	-1	-20%	\$612,875	\$819,282	(\$206,407)	-25%
Castlewood/Hanover West/Margaret Mitchell/Wildwood/West Peachtree Battle/Morris Brandon Elementary (30327)	3	8	-5	-63%	\$736,667	\$1,138,019	(\$401,352)	-35%
Berkeley Park/Collier Hills/Underwood Hills/West Town/E. Rivers Elem School (30318)	5	2	3	150%	\$462,500	\$599,500	(\$137,000)	-23%
Adams Crossing/DuPont Commons/Hills Park/Riverside/Westside Station/Whittier Mill/Bolton Academy Elem (30318)	5	6	-1	-17%	\$495,580	\$404,300	\$91,280	23%
WEST MIDTOWN (CITY OF ATLANTA, FULTON COUNTY)								
Atlantic Station/Knight Park/Howell Station/Home Park/Centennial Place Elem (30318)	0	4	-4	-100%	\$385,125	\$242,250	\$142,875	59%
BUCKHEAD (CITY OF ATLANTA, FULTON COUNTY)								
Buckhead East - Garden Hills/Peachtree Park/Piedmont Heights-East/Garden Hills Elementary School (30305)	2	5	-3	-60%	\$945,000	\$1,139,000	(\$194,000)	-17%
Buckhead Central - Argonne Forest, Haynes Manor, Piedmont Heights-West/E. Rivers Elementary (30305)	3	6	-3	-50%	\$1,640,233	\$1,157,822	\$482,411	42%
Buckhead North - Chastain Park/Tuxedo Park/Mt. Paran Road/Warren T. Jackson Elementary School (30327)	5	3	2	67%	\$1,948,300	\$1,171,667	\$776,633	66%
Buckhead Northeast - East of Roswell Road/Sarah Smith Elementary School (30342)	6	5	1	20%	\$659,925	\$890,960	(\$231,035)	-26%
Buckhead Northwest - West of I-75/Ridgewood/Rivermead/Garraux/Cloudland/Warren T. Jackson Elementary School (30327)	2	3	-1	-33%	\$2,490,000	\$1,406,833	\$1,083,167	77%
Buckhead South - Ardmore Park/Brookwood Hills/Collier Hills/Loring Heights/Peachtree Hills/E. Rivers Elem School (30309 N. of the Brookwood split)	1	4	-3	-75%	\$1,285,000	\$1,167,500	\$117,500	10%
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)	2	3	-1	-33%	\$1,152,000	\$1,285,833	(\$133,833)	-10%
Morningside-Virginia Highlands/Morningside Elementary School (30306)	8	7	1	14%	\$1,318,863	\$840,768	\$478,095	57%
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)	18	15	3	20%	\$681,356	\$684,300	(\$2,944)	0%
Historic Brookhaven/Sarah Smith Elementary School (30319)	2	1	1	100%	\$2,515,000	\$2,400,000	\$115,000	5%
Pine Hills/Sarah Smith Elementary School (30324)	0	3	-3	-100%	\$622,800	\$501,333	\$121,467	24%
Decatur-DeKalb County/Briarcliff/Oak Grove Elementary (parts of 30033, 30345)	2	3	-1	-33%	\$645,745	\$497,333	\$148,412	30%
Decatur-City/Clairemont-Westchester-Winnona Park Elementary (30030)	4	3	1	33%	\$707,800	\$553,333	\$154,467	28%
Druid Hills/Briarvista/Emory Village/CDC/Fernbank Elementary (30307, 30030, 30033)	6	7	-1	-14%	\$672,900	\$665,786	\$7,114	1%
Dunwoody - Austin, Kingsley and Vanderlyn Elementary Schools (30338, 30350)	18	9	9	100%	\$484,753	\$449,189	\$35,564	8%
North Atlanta - High Point/Chastain/Meadowbrook/High Point Elementary School (30342, 30319)	9	13	-4	-31%	\$741,278	\$712,963	\$28,315	4%
North Brookhaven - North Brookhaven/Lynwood Park/Murphy-Candler Park/Sexton Woods/Montgomery Elementary School (30342, 30319)	9	19	-10	-53%	\$508,167	\$674,713	(\$166,546)	-25%
SMYRNA/VININGS - COBB COUNTY								
Smyrna/Nickajack Elementary School (30080)	3	5	-2	-40%	\$512,000	\$427,000	\$85,000	20%
Smyrna /Norton Park Elementary School (30082)	4	7	-3	-43%	\$240,500	\$226,129	\$14,371	6%
Historic Vinings/Teasley Elementary School (30339)	2	1	1	100%	\$662,500	\$535,000	\$127,500	24%
TOTALS								
HATCH NEIGHBORHOOD REPORT TOTALS	123	147	-24	-16%	\$925,075	\$823,633	\$101,442	12%
FMLS TOTALS for Five-County Metro Area/Cobb, DeKalb, Forsyth, Fulton, Gwinnett	2,237	2,463	-226	-9%	\$342,130	\$318,852	\$23,278	7%
HATCH NEIGHBORHOOD REPORT MEDIAN SALES PRICE					\$565,000	\$560,000	\$5,000	1%
FMLS MEDIAN SALES PRICE for Five-County Metro Area/Cobb, DeKalb, Forsyth, Fulton, Gwinnett					\$247,000	\$233,500	\$13,500	6%

Data source: First Multiple Listing Service

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