

## NEIGHBORHOOD REPORT

February 2019

NUMBER OF SALES  13%AVERAGE SALES PRICE  11%MEDIAN SALES PRICE  9%

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 | FEBRUARY 2019

SINGLE FAMILY HOME SALES 01/01/19 - 2/28/19 VS. 01/01/18 - 2/28/18	2019 Sales	2018 Sales	Diff	% Change	2019 Ave. Sales	2018 Ave. Sales	Diff	% Change
<b>UPPER WESTSIDE (CITY OF ATLANTA, FULTON COUNTY)</b>								
Channing Valley/Fernleaf/Ridgewood Heights/Memorial Park/Springle/Wildwood/Morris Brandon Elementary (30318)	7	7	0	0%	\$561,771	\$624,141	(\$62,370)	-10%
Castlewood/Hanover West/Margaret Mitchell/Wildwood/West Peachtree Battle/Morris Brandon Elementary (30327)	5	14	-9	-64%	\$814,709	\$1,110,876	(\$296,167)	-27%
Berkeley Park/Collier Hills/Underwood Hills/West Town/E. Rivers Elem School (30318)	6	9	-3	-33%	\$533,750	\$532,922	\$828	0%
Adams Crossing/DuPont Commons/Hills Park/Riverside/Westside Station/Whittier Mill/Bolton Academy Elem (30318)	18	16	2	13%	\$415,333	\$359,125	\$56,208	16%
<b>WEST MIDTOWN (CITY OF ATLANTA, FULTON COUNTY)</b>								
Atlantic Station/Knight Park/Howell Station/Home Park/Centennial Place Elem (30318)	2	5	-3	-60%	\$362,820	\$281,125	\$81,695	29%
<b>BUCKHEAD (CITY OF ATLANTA, FULTON COUNTY)</b>								
Buckhead East - Garden Hills/Peachtree Park/Piedmont Heights-East/Garden Hills Elementary School (30305)	6	11	-5	-45%	\$798,438	\$967,784	(\$169,346)	-17%
Buckhead Central - Argonne Forest, Haynes Manor, Piedmont Heights-West/E. Rivers Elementary (30305)	9	10	-1	-10%	\$1,483,229	\$896,536	\$586,693	65%
Buckhead North - Chastain Park/Tuxedo Park/Mt. Paran Road/Warren T. Jackson Elementary School (30327)	10	10	0	0%	\$1,337,550	\$1,236,477	\$101,073	8%
Buckhead Northeast - East of Roswell Road/Sarah Smith Elementary School (30342)	11	11	0	0%	\$759,036	\$1,007,814	(\$248,778)	-25%
Buckhead Northwest - West of I-75/Ridgewood/Rivermead/Garraux/Cloudland/Warren T. Jackson Elementary School (30327)	5	3	2	67%	\$2,040,500	\$1,406,833	\$633,667	45%
Buckhead South - Ardmore Park/Brookwood Hills/Collier Hills/Loring Heights/Peachtree Hills/E. Rivers Elem School (30309 N. of the Brookwood split)	2	11	-9	-82%	\$1,217,500	\$999,107	\$218,393	22%
<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)	4	4	0	0%	\$1,425,650	\$1,212,917	\$212,733	18%
Morningside-Virginia Highlands/Morningside Elementary School (30306)	12	16	-4	-25%	\$1,122,916	\$921,105	\$201,811	22%
<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)	33	34	-1	-3%	\$785,094	\$623,913	\$161,181	26%
Historic Brookhaven/Sarah Smith Elementary School (30319)	2	2	0	0%	\$2,515,000	\$2,250,000	\$265,000	12%
Pine Hills/Sarah Smith Elementary School (30324)	1	5	-4	-80%	\$628,967	\$665,667	(\$36,700)	-6%
Decatur-DeKalb County/Briarcliff/Oak Grove Elementary (parts of 30033, 30345)	8	11	-3	-27%	\$686,956	\$545,323	\$141,633	26%
Decatur-City/Clairemont-Westchester-Winnona Park Elementary (30030)	7	3	4	133%	\$573,733	\$553,333	\$20,400	4%
Druid Hills/Briarvista/Emory Village/CDC/Fernbank Elementary (30307, 30030, 30033)	10	8	2	25%	\$716,550	\$607,893	\$108,657	18%
Dunwoody - Austin, Kingsley and Vanderlyn Elementary Schools (30338, 30350)	36	23	13	57%	\$512,122	\$463,333	\$48,789	11%
North Atlanta - High Point/Chastain/Meadowbrook/High Point Elementary School (30342, 30319)	21	25	-4	-16%	\$721,752	\$658,495	\$63,257	10%
North Brookhaven - North Brookhaven/Lynwood Park/Murphy-Candler Park/Sexton Woods/Montgomery Elementary School (30342, 30319)	23	34	-11	-32%	\$622,218	\$618,007	\$4,211	1%
<b>SMYRNA/VININGS - COBB COUNTY</b>								
Smyrna/Nickajack Elementary School (30080)	8	14	-6	-43%	\$475,512	\$415,417	\$60,095	14%
Smyrna /Norton Park Elementary School (30082)	12	17	-5	-29%	\$237,903	\$210,235	\$27,668	13%
Historic Vinings/Teasley Elementary School (30339)	8	3	5	167%	\$803,563	\$760,000	\$43,563	6%
<b>TOTALS</b>								
<b>HATCH NEIGHBORHOOD REPORT TOTALS</b>	<b>266</b>	<b>306</b>	<b>-40</b>	<b>-13%</b>	<b>\$886,103</b>	<b>\$797,135</b>	<b>\$88,968</b>	<b>11%</b>
<b>FMLS TOTALS for Five-County Metro Area/Cobb, DeKalb, Forsyth, Fulton, Gwinnett</b>	<b>8,441</b>	<b>5,316</b>	<b>3125</b>	<b>59%</b>	<b>\$303,299</b>	<b>\$321,490</b>	<b>(\$18,191)</b>	<b>-6%</b>
<b>HATCH NEIGHBORHOOD REPORT MEDIAN SALES PRICE</b>					<b>\$591,500</b>	<b>\$545,000</b>	<b>\$46,500</b>	<b>9%</b>
<b>FMLS MEDIAN SALES PRICE for Five-County Metro Area/Cobb, DeKalb, Forsyth, Fulton, Gwinnett</b>					<b>\$255,000</b>	<b>\$240,000</b>	<b>\$15,000</b>	<b>6%</b>

Data source: First Multiple Listing Service

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