

## NEIGHBORHOOD REPORT

April 2019

NUMBER OF SALES  2%AVERAGE SALES PRICE  9%MEDIAN SALES PRICE  4%

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, and allows us identify top-performing neighborhoods.

## ATLANTA HOUSING MARKET ACTIVITY | APRIL 2019

SINGLE FAMILY HOME SALES 01/01/19 - 04/30/19 VS. 01/01/18 - 04/30/18	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/Springlake/Wildwood/Morris Brandon Elementary (30318)	24	21	3	14%	\$742,201	\$650,115	\$92,086	14%
Castlewood/Hanover West/Margaret Mitchell/Wildwood/West Peachtree Battle/Morris Brandon Elementary (30327)	18	32	-14	-44%	\$1,023,250	\$963,077	\$60,173	6%
Berkeley Park/Collier Hills/Underwood Hills/West Town/E. Rivers Elem School (30318)	25	18	7	39%	\$537,140	\$523,828	\$13,312	3%
Adams Crossing/DuPont Commons/Hills Park/Riverside/Westside Station/Whittier Mill/Bolton Academy Elem (30318)	45	43	2	5%	\$411,758	\$350,649	\$61,109	17%
<b>WEST MIDTOWN (CITY OF ATLANTA, FULTON COUNTY)</b>								
Atlantic Station/Knight Park/Howell Station/Home Park/Centennial Place Elem (30318)	9	10	-1	-10%	\$363,278	\$326,450	\$36,828	11%
<b>BUCKHEAD (CITY OF ATLANTA, FULTON COUNTY)</b>								
Buckhead East - Garden Hills/Peachtree Park/Piedmont Heights-East/Garden Hills Elementary School (30305)	24	31	-7	-23%	\$835,916	\$925,384	(\$89,468)	-10%
Buckhead Central - Argonne Forest, Haynes Manor, Piedmont Heights-West/E. Rivers Elementary (30305)	32	28	4	14%	\$1,271,831	\$970,801	\$301,030	31%
Buckhead North - Chastain Park/Tuxedo Park/Mt. Paran Road/Warren T. Jackson Elementary School (30327)	24	22	2	9%	\$1,793,965	\$1,343,045	\$450,920	34%
Buckhead Northeast - East of Roswell Road/Sarah Smith Elementary School (30342)	25	24	1	4%	\$915,674	\$825,596	\$90,078	11%
Buckhead Northwest - West of I-75/Ridgewood/Rivermead/Garraux/Cloudland/Warren T. Jackson Elementary School (30327)	9	7	2	29%	\$2,073,833	\$2,387,929	(\$314,096)	-13%
Buckhead South - Ardmore Park/Brookwood Hills/Collier Hills/Loring Heights/Peachtree Hills/E. Rivers Elem School (30309 N. of the Brookwood split)	13	17	-4	-24%	\$871,115	\$804,294	\$66,821	8%
<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)	12	9	3	33%	\$1,437,883	\$1,522,500	(\$84,617)	-6%
Morningside-Virginia Highlands/Morningside Elementary School (30306)	36	38	-2	-5%	\$1,049,702	\$937,357	\$112,345	12%
<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)	108	99	9	9%	\$766,150	\$620,670	\$145,480	23%
Historic Brookhaven/Sarah Smith Elementary School (30319)	9	8	1	13%	\$1,311,222	\$1,458,763	(\$147,541)	-10%
Pine Hills/Sarah Smith Elementary School (30324)	13	17	-4	-24%	\$805,753	\$745,788	\$59,965	8%
Decatur-DeKalb County/Briarcliff/Oak Grove Elementary (parts of 30033, 30345)	25	32	-7	-22%	\$623,256	\$573,923	\$49,333	9%
Decatur-City/Clairemont-Westchester-Winnona Park Elementary (30030)	17	18	-1	-6%	\$601,629	\$732,940	(\$131,311)	-18%
Druid Hills/Briarvista/Emory Village/CDC/Fernbank Elementary (30307, 30030, 30033)	41	39	2	5%	\$631,034	\$664,099	(\$33,065)	-5%
Dunwoody - Austin, Kingsley and Vanderlyn Elementary Schools (30338, 30350)	83	76	7	9%	\$513,548	\$493,272	\$20,276	4%
North Atlanta - High Point/Chastain/Meadowbrook/High Point Elementary School (30342, 30319)	53	62	-9	-15%	\$693,750	\$690,797	\$2,953	0%
North Brookhaven - North Brookhaven/Lynwood Park/Murphy-Candler Park/Sexton Woods/Montgomery Elementary School (30342, 30319)	79	75	4	5%	\$690,840	\$638,110	\$52,730	8%
<b>SMYRNA/VININGS - COBB COUNTY</b>								
Smyrna/Nickajack Elementary School (30080)	25	40	-15	-38%	\$546,573	\$493,979	\$52,594	11%
Smyrna /Norton Park Elementary School (30082)	30	42	-12	-29%	\$241,858	\$260,226	(\$18,368)	-7%
Historic Vinings/Teasley Elementary School (30339)	18	8	10	125%	\$880,363	\$1,138,000	(\$257,637)	-23%
<b>TOTALS</b>								
<b>HATCH NEIGHBORHOOD REPORT TOTALS</b>	<b>797</b>	<b>816</b>	<b>-19</b>	<b>-2%</b>	<b>\$760,968</b>	<b>\$710,654</b>	<b>\$50,314</b>	<b>7%</b>
<b>FMLS TOTALS for Five-County Metro Area/Cobb, DeKalb, Forsyth, Fulton, Gwinnett</b>	<b>13,003</b>	<b>13,392</b>	<b>-389</b>	<b>-3%</b>	<b>\$359,239</b>	<b>\$340,130</b>	<b>\$19,109</b>	<b>6%</b>
<b>HATCH NEIGHBORHOOD REPORT MEDIAN SALES PRICE</b>					<b>\$600,000</b>	<b>\$575,000</b>	<b>\$25,000</b>	<b>4%</b>
<b>FMLS MEDIAN SALES PRICE for Five-County Metro Area/Cobb, DeKalb, Forsyth, Fulton, Gwinnett</b>					<b>\$289,500</b>	<b>\$278,752</b>	<b>\$10,748</b>	<b>4%</b>

Data source: First Multiple Listing Service

Brought to you by Michelle Hatch, REALTOR® and Pricing Strategy Advisor | (404) 219-5968 | hello@michellehatchrealtor.com  
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