

NEIGHBORHOOD REPORT

March 2019

NUMBER OF SALES  8%AVERAGE SALES PRICE  7%MEDIAN SALES PRICE  3%

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 to identify top-performing neighborhoods.

ATLANTA HOUSING MARKET ACTIVITY | MARCH 2019

SINGLE FAMILY HOME SALES 01/01/19 - 03/31/19 VS. 01/01/18 - 03/31/18	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)	14	16	-2	-13%	\$649,845	\$675,151	(\$25,306)	-4%
Castlewood/Hanover West/Margaret Mitchell/Wildwood/West Peachtree Battle/Morris Brandon Elementary (30327)	11	23	-12	-52%	\$903,227	\$1,058,280	(\$155,053)	-15%
Berkeley Park/Collier Hills/Underwood Hills/West Town/E. Rivers Elem School (30318)	10	12	-2	-17%	\$474,700	\$521,033	(\$46,333)	-9%
Adams Crossing/DuPont Commons/Hills Park/Riverside/Westside Station/Whittier Mill/Bolton Academy Elem (30318)	29	32	-3	-9%	\$389,066	\$344,563	\$44,503	13%
WEST MIDTOWN (CITY OF ATLANTA, FULTON COUNTY)								
Atlantic Station/Knight Park/Howell Station/Home Park/Centennial Place Elem (30318)	6	9	-3	-33%	\$403,167	\$319,944	\$83,223	26%
BUCKHEAD (CITY OF ATLANTA, FULTON COUNTY)								
Buckhead East - Garden Hills/Peachtree Park/Piedmont Heights-East/Garden Hills Elementary School (30305)	17	19	-2	-11%	\$838,676	\$931,311	(\$92,635)	-10%
Buckhead Central - Argonne Forest, Haynes Manor, Piedmont Heights-West/E. Rivers Elementary (30305)	20	19	1	5%	\$1,056,229	\$975,917	\$80,312	8%
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)	36	39	-3	-8%	\$655,801	\$588,697	\$67,104	11%
Buckhead Northwest - West of I-75/Ridgewood/Rivermead/Garraux/Cloudland/Warren T. Jackson Elementary School (30327)	7	5	2	40%	\$1,947,429	\$2,781,100	(\$833,671)	-30%
Buckhead South - Ardmore Park/Brookwood Hills/Collier Hills/Loring Heights/Peachtree Hills/E. Rivers Elem School (30309 N. of the Brookwood split)	5	14	-9	-64%	\$1,188,800	\$870,643	\$318,157	37%
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)	6	7	-1	-14%	\$1,536,267	\$1,488,929	\$47,338	3%
Morningside-Virginia Highlands/Morningside Elementary School (30306)	23	24	-1	-4%	\$1,063,925	\$927,555	\$136,370	15%
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)	61	64	-3	-5%	\$761,248	\$618,314	\$142,934	23%
Historic Brookhaven/Sarah Smith Elementary School (30319)	5	3	2	67%	\$1,634,200	\$1,730,833	(\$96,633)	-6%
Pine Hills/Sarah Smith Elementary School (30324)	8	10	-2	-20%	\$818,973	\$710,640	\$108,333	15%
Decatur-DeKalb County/Briarcliff/Oak Grove Elementary (parts of 30033, 30345)	19	23	-4	-17%	\$623,968	\$562,830	\$61,138	11%
Decatur-City/Clairemont-Westchester-Winnona Park Elementary (30030)	12	12	0	0%	\$578,600	\$714,410	(\$135,810)	-19%
Druid Hills/Briarvista/Emory Village/CDC/Fernbank Elementary (30307, 30030, 30033)	21	24	-3	-13%	\$673,616	\$697,008	(\$23,392)	-3%
Dunwoody - Austin, Kingsley and Vanderlyn Elementary Schools (30338, 30350)	65	45	20	44%	\$514,358	\$475,055	\$39,303	8%
North Atlanta - High Point/Chastain/Meadowbrook/High Point Elementary School (30342, 30319)	35	43	-8	-19%	\$726,511	\$685,180	\$41,331	6%
North Brookhaven - North Brookhaven/Lynwood Park/Murphy-Candler Park/Sexton Woods/Montgomery Elementary School (30342, 30319)	53	62	-9	-15%	\$623,206	\$646,372	(\$23,166)	-4%
SMYRNA/VININGS - COBB COUNTY								
Smyrna/Nickajack Elementary School (30080)	16	25	-9	-36%	\$524,689	\$472,380	\$52,309	11%
Smyrna /Norton Park Elementary School (30082)	23	29	-6	-21%	\$233,733	\$249,796	(\$16,063)	-6%
Historic Vinings/Teasley Elementary School (30339)	15	4	11	275%	\$906,310	\$782,500	\$123,810	16%
TOTALS								
HATCH NEIGHBORHOOD REPORT TOTALS	541	585	-44	-8%	\$760,968	\$710,654	\$50,314	7%
FMLS TOTALS for Five-County Metro Area/Cobb, DeKalb, Forsyth, Fulton, Gwinnett	8,804	9,288	-484	-5%	\$352,812	\$332,211	\$20,601	6%
HATCH NEIGHBORHOOD REPORT MEDIAN SALES PRICE					\$586,250	\$567,500	\$18,750	3%
FMLS MEDIAN SALES PRICE for Five-County Metro Area/Cobb, DeKalb, Forsyth, Fulton, Gwinnett					\$285,000	\$270,000	\$15,000	6%

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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