

NEIGHBORHOOD REPORT

May 2019

NUMBER OF SALES	 5%
AVERAGE SALES PRICE	 8%
MEDIAN SALES PRICE	 5%

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 MAY 2019								
SINGLE FAMILY HOME SALES 01/01/19 - 05/31/19 VS. 01/01/18 - 05/31/18	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/Springle/Wildwood/Morris Brandon Elementary (30318)	37	27	10	37%	\$744,292	\$645,482	\$98,810	15%
Castlewood/Hanover West/Margaret Mitchell/Wildwood/West Peachtree Battle/Morris Brandon Elementary (30327)	23	40	-17	-43%	\$1,002,625	\$1,005,256	(\$2,631)	0%
Berkeley Park/Collier Hills/Underwood Hills/West Town/E. Rivers Elem School (30318)	31	22	9	41%	\$548,658	\$522,632	\$26,026	5%
Adams Crossing/DuPont Commons/Hills Park/Riverside/Westside Station/Whittier Mill/Bolton Academy Elem (30318)	58	58	0	0%	\$404,966	\$364,530	\$40,436	11%
WEST MIDTOWN (CITY OF ATLANTA, FULTON COUNTY)								
Atlantic Station/Knight Park/Howell Station/Home Park/Centennial Place Elem (30318)	13	16	-3	-19%	\$382,308	\$360,219	\$22,089	6%
BUCKHEAD (CITY OF ATLANTA, FULTON COUNTY)								
Buckhead East - Garden Hills/Peachtree Park/Piedmont Heights-East/Garden Hills Elementary School (30305)	30	43	-13	-30%	\$896,533	\$973,236	(\$76,703)	-8%
Buckhead Central - Argonne Forest, Haynes Manor, Piedmont Heights-West/E. Rivers Elementary (30305)	37	41	-4	-10%	\$1,204,381	\$1,039,112	\$165,269	16%
Buckhead North - Chastain Park/Tuxedo Park/Mt. Paran Road/Warren T. Jackson Elementary School (30327)	5	7	-2	-29%	\$2,781,100	\$1,947,429	\$833,671	43%
Buckhead Northeast - East of Roswell Road/Sarah Smith Elementary School (30342)	35	40	-5	-13%	\$925,330	\$845,447	\$79,883	9%
Buckhead Northwest - West of I-75/Ridgewood/Rivermead/Garraux/Cloudland/Warren T. Jackson Elementary School (30327)	12	10	2	20%	\$2,105,375	\$2,270,554	(\$165,179)	-7%
Buckhead South - Ardmore Park/Brookwood Hills/Collier Hills/Loring Heights/Peachtree Hills/E. Rivers Elem School (30309 N. of the Brookwood split)	20	22	-2	-9%	\$886,825	\$830,864	\$55,961	7%
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)	15	17	-2	-12%	\$1,378,573	\$1,484,794	(\$106,221)	-7%
Morningside-Virginia Highlands/Morningside Elementary School (30306)	56	53	3	6%	\$1,008,193	\$931,231	\$76,962	8%
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)	154	126	28	22%	\$747,789	\$658,765	\$89,024	14%
Historic Brookhaven/Sarah Smith Elementary School (30319)	12	8	4	50%	\$1,255,458	\$1,458,763	(\$203,305)	-14%
Pine Hills/Sarah Smith Elementary School (30324)	16	19	-3	-16%	\$869,049	\$768,600	\$100,449	13%
Decatur-DeKalb County/Briarcliff/Oak Grove Elementary (parts of 30033, 30345)	33	52	-19	-37%	\$596,623	\$561,528	\$35,095	6%
Decatur-City/Clairemont-Westchester-Winnona Park Elementary (30030)	24	26	-2	-8%	\$632,113	\$727,093	(\$94,980)	-13%
Druid Hills/Briarvista/Emory Village/CDC/Fernbank Elementary (30307, 30030, 30033)	61	55	6	11%	\$596,342	\$704,459	(\$108,117)	-15%
Dunwoody - Austin, Kingsley and Vanderlyn Elementary Schools (30338, 30350)	112	111	1	1%	\$520,689	\$497,365	\$23,324	5%
North Atlanta - High Point/Chastain/Meadowbrook/High Point Elementary School (30342, 30319)	76	86	-10	-12%	\$730,263	\$698,626	\$31,637	5%
North Brookhaven - North Brookhaven/Lynwood Park/Murphy-Candler Park/Sexton Woods/Montgomery Elementary School (30342, 30319)	107	104	3	3%	\$619,579	\$638,973	(\$19,394)	-3%
SMYRNA/VININGS - COBB COUNTY								
Smyrna/Nickajack Elementary School (30080)	105	149	-44	-30%	\$454,643	\$456,334	(\$1,691)	0%
Smyrna /Norton Park Elementary School (30082)	45	67	-22	-33%	\$242,558	\$239,426	\$3,132	1%
Historic Vinings/Teasley Elementary School (30339)	74	51	23	45%	\$635,963	\$658,131	(\$22,168)	-3%
TOTALS								
HATCH NEIGHBORHOOD REPORT TOTALS	1,191	1,250	-59	-5%	\$774,097	\$716,422	\$57,675	8%
FMLS TOTALS for Five-County Metro Area/Cobb, DeKalb, Forsyth, Fulton, Gwinnett	17,949	18,281	-332	-2%	\$365,427	\$346,979	\$18,448	5%
HATCH NEIGHBORHOOD REPORT MEDIAN SALES PRICE					\$605,000	\$576,500	\$28,500	5%
FMLS MEDIAN SALES PRICE for Five-County Metro Area/Cobb, DeKalb, Forsyth, Fulton, Gwinnett					\$250,000	\$237,000	\$13,000	5%

Data source: First Multiple Listing Service

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