

NEIGHBORHOOD REPORT

June 2019

NUMBER OF SALES  3%AVERAGE SALES PRICE  6%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 | JUNE 2019

SINGLE FAMILY HOME SALES 01/01/19 - 06/30/19 VS. 01/01/18 - 6/30/18	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)	45	31	14	45%	\$742,075	\$659,694	\$82,381	12%
Castlewood/Hanover West/Margaret Mitchell/Wildwood/West Peachtree Battle/Morris Brandon Elementary (30327)	30	48	-18	-38%	\$1,023,146	\$989,422	\$33,724	3%
Berkeley Park/Collier Hills/Underwood Hills/West Town/E. Rivers Elem School (30318)	41	31	10	32%	\$540,376	\$545,577	(\$5,201)	-1%
Adams Crossing/DuPont Commons/Hills Park/Riverside/Westside Station/Whittier Mill/Bolton Academy Elem (30318)	82	77	5	6%	\$415,259	\$373,355	\$41,904	11%
WEST MIDTOWN (CITY OF ATLANTA, FULTON COUNTY)								
Atlantic Station/Knight Park/Howell Station/Home Park/Centennial Place Elem (30318)	16	18	-2	-11%	\$397,141	\$382,972	\$14,169	4%
BUCKHEAD (CITY OF ATLANTA, FULTON COUNTY)								
Buckhead East - Garden Hills/Peachtree Park/Piedmont Heights-East/Garden Hills Elementary School (30305)	44	56	-12	-21%	\$945,442	\$954,706	(\$9,264)	-1%
Buckhead Central - Argonne Forest, Haynes Manor, Piedmont Heights-West/E. Rivers Elementary (30305)	45	52	-7	-13%	\$1,187,877	\$982,576	\$205,301	21%
Buckhead North - Chastain Park/Tuxedo Park/Mt. Paran Road/Warren T. Jackson Elementary School (30327)	50	58	-8	-14%	\$1,907,623	\$1,501,054	\$406,569	27%
Buckhead Northeast - East of Roswell Road/Sarah Smith Elementary School (30342)	50	50	0	0%	\$952,295	\$917,207	\$35,088	4%
Buckhead Northwest - West of I-75/Ridgewood/Rivermead/Garraux/Cloudland/Warren T. Jackson Elementary School (30327)	14	12	2	17%	\$1,939,250	\$2,158,128	(\$218,878)	-10%
Buckhead South - Ardmore Park/Brookwood Hills/Collier Hills/Loring Heights/Peachtree Hills/E. Rivers Elem School (30309 N. of the Brookwood split)	23	28	-5	-18%	\$866,457	\$808,857	\$57,600	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)	17	21	-4	-19%	\$1,429,397	\$1,476,262	(\$46,865)	-3%
Morningside-Virginia Highlands/Morningside Elementary School (30306)	75	65	10	15%	\$1,008,141	\$955,224	\$52,917	6%
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)	187	175	12	7%	\$727,704	\$663,690	\$64,014	10%
Historic Brookhaven/Sarah Smith Elementary School (30319)	17	15	2	13%	\$1,179,618	\$1,273,507	(\$93,889)	-7%
Pine Hills/Sarah Smith Elementary School (30324)	20	22	-2	-9%	\$847,939	\$750,649	\$97,290	13%
Decatur-DeKalb County/Briarcliff/Oak Grove Elementary (parts of 30033, 30345)	45	62	-17	-27%	\$585,959	\$558,902	\$27,057	5%
Decatur-City/Clairemont-Westchester-Winnona Park Elementary (30030)	31	36	-5	-14%	\$646,829	\$724,367	(\$77,538)	-11%
Druid Hills/Briarvista/Emory Village/CDC/Fernbank Elementary (30307, 30030, 30033)	84	68	16	24%	\$629,029	\$730,305	(\$101,276)	-14%
Dunwoody - Austin, Kingsley and Vanderlyn Elementary Schools (30338, 30350)	147	145	2	1%	\$522,018	\$513,274	\$8,744	2%
North Atlanta - High Point/Chastain/Meadowbrook/High Point Elementary School (30342, 30319)	90	107	-17	-16%	\$735,983	\$715,251	\$20,732	3%
North Brookhaven - North Brookhaven/Lynwood Park/Murphy-Candler Park/Sexton Woods/Montgomery Elementary School (30342, 30319)	134	126	8	6%	\$639,974	\$647,261	(\$7,287)	-1%
SMYRNA/VININGS - COBB COUNTY								
Smyrna/Nickajack Elementary School (30080)	135	187	-52	-28%	\$459,853	\$456,411	\$3,442	1%
Smyrna /Norton Park Elementary School (30082)	59	75	-16	-21%	\$239,256	\$237,299	\$1,957	1%
Historic Vinings/Teasley Elementary School (30339)	83	68	15	22%	\$649,653	\$630,003	\$19,650	3%
TOTALS								
HATCH NEIGHBORHOOD REPORT TOTALS	1,689	1,744	-55	-3%	\$772,931	\$727,297	\$45,634	6%
FMLS TOTALS for Five-County Metro Area/Cobb, DeKalb, Forsyth, Fulton, Gwinnett	22,575	23,112	-537	-2%	\$370,137	\$353,841	\$16,296	5%
HATCH NEIGHBORHOOD REPORT MEDIAN SALES PRICE					\$609,900	\$587,250	\$22,650	4%
FMLS MEDIAN SALES PRICE for Five-County Metro Area/Cobb, DeKalb, Forsyth, Fulton, Gwinnett					\$300,000	\$289,000	\$11,000	4%

Data source: First Multiple Listing Service

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