

THE HATCH

NEIGHBORHOOD REPORT

August 2019

NUMBER OF SALES	↓ 1%
AVERAGE SALES PRICE	↑ 6%
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 identify top-performing neighborhoods.

ATLANTA HOUSING MARKET ACTIVITY | AUGUST 2019

SINGLE FAMILY HOME SALES 01/01/19 - 08/31/19 VS. 01/01/18 - 08/31/18	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)	58	41	17	41%	\$715,467	\$666,805	\$ 48,662	7%
Castlewood/Hanover West/Margaret Mitchell/Wildwood/West Peachtree Battle/Morris Brandon Elementary (30327)	50	67	(17)	-25%	\$1,146,958	\$1,011,022	\$ 135,936	13%
Berkeley Park/Collier Hills/Underwood Hills/West Town/E. Rivers Elementary School (30318)	53	43	10	23%	\$543,817	\$530,051	\$ 13,766	3%
Adams Crossing/DuPont Commons/Hills Park/Riverside/Westside Station/Whittier Mill/Bolton Academy Elementary (30318)	105	105	0	0%	\$406,161	\$383,663	\$ 22,498	6%
WEST MIDTOWN (CITY OF ATLANTA, FULTON COUNTY)								
Atlantic Station/Knight Park/Howell Station/Home Park/Centennial Place Elem (30318)	22	25	(3)	-12%	\$384,534	\$411,780	\$ (27,246)	-7%
BUCKHEAD (CITY OF ATLANTA, FULTON COUNTY)								
Buckhead East - Garden Hills/Peachtree Park/Piedmont Heights-East/Garden Hills Elementary School (30305)	64	72	(8)	-11%	\$965,803	\$954,076	\$ 11,727	1%
Buckhead Central - Argonne Forest, Haynes Manor, Piedmont Heights-West/E. Rivers Elementary (30305)	61	62	(1)	-2%	\$1,047,717	\$965,742	\$ 81,975	8%
Buckhead North - Chastain Park/Tuxedo Park/Mt. Paran Road/Warren T. Jackson Elementary School (30327)	78	79	(1)	-1%	\$1,671,079	\$1,448,843	\$ 222,236	15%
Buckhead Northeast - East of Roswell Road/Sarah Smith Elementary School (30342)	70	70	0	0%	\$959,944	\$909,230	\$ 50,714	6%
Buckhead Northwest - West of I-75/Ridgewood/Rivermead/Garraux/Cloudland/Warren T. Jackson Elementary School (30327)	16	18	(2)	-11%	\$1,991,469	\$2,102,004	\$ (110,535)	-5%
Buckhead South - Ardmore Park/Brookwood Hills/Collier Hills/Loring Heights/Peachtree Hills/E. Rivers Elem School (30309 N. of the Brookwood split)	37	37	0	0%	\$915,095	\$827,500	\$ 87,595	11%
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)	22	34	(12)	-35%	\$1,319,202	\$1,389,588	\$ (70,386)	-5%
Morningside-Virginia Highlands/Morningside Elementary School (30306)	108	87	21	24%	\$1,045,904	\$980,033	\$ 65,871	7%
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)	249	241	8	3%	\$724,098	\$653,862	\$ 70,236	11%
Historic Brookhaven/Sarah Smith Elementary School (30319)	24	20	4	20%	\$1,349,740	\$1,386,305	\$ (36,565)	-3%
Pine Hills/Sarah Smith Elementary School (30324)	26	28	(2)	-7%	\$834,530	\$730,242	\$ 104,288	14%
Decatur-DeKalb County/Briarcliff/Oak Grove Elementary (parts of 30033, 30345)	70	87	(17)	-20%	\$604,627	\$571,824	\$ 32,803	6%
Decatur-City/Clairemont-Westchester-Winnona Park Elementary (30030)	43	49	(6)	-12%	\$649,051	\$733,907	\$ (84,856)	-12%
Druid Hills/Briarvista/Emory Village/CDC/Fernbank Elementary (30307, 30030, 30033)	115	86	29	34%	\$630,828	\$735,530	\$ (104,702)	-14%
Dunwoody - Austin, Kingsley and Vanderlyn Elementary Schools (30338, 30350)	192	198	(6)	-3%	\$519,842	\$513,034	\$ 6,808	1%
North Atlanta - High Point/Chastain/Meadowbrook/High Point Elementary School (30342, 30319)	134	141	(7)	-5%	\$708,138	\$727,403	\$ (19,265)	-3%
North Brookhaven - North Brookhaven/Lynwood Park/Murphy-Candler Park/Sexton Woods/Montgomery Elementary School (30342, 30319)	195	182	13	7%	\$665,893	\$647,922	\$ 17,971	3%
SMYRNA/VININGS - COBB COUNTY								
Smyrna/Nickajack Elementary School (30080)	202	259	(57)	-22%	\$463,379	\$461,876	\$ 1,503	0%
Smyrna /Norton Park Elementary School (30082)	95	106	(11)	-10%	\$243,493	\$243,332	\$ 161	0%
Historic Vinings/Teasley Elementary School (30339)	106	94	12	13%	\$664,714	\$663,008	\$ 1,706	0%

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TOTALS - SINGLE FAMILY DETACHED HOMES								
HATCH NEIGHBORHOOD REPORT TOTALS	2356	2373	(17)	-1%	\$765,896	\$725,694	\$ 40,202	6%
FMLS TOTALS for Five-County Metro Area/Cobb, DeKalb, Forsyth, Fulton, Gwinnett	31,721	31,880	(159)	0%	\$370,481	\$355,008	\$ 15,473	4%
HATCH NEIGHBORHOOD REPORT MEDIAN SALES PRICE					\$605,000	\$585,000	\$ 20,000	3%
FMLS MEDIAN SALES PRICE for Five-County Metro Area/Cobb, DeKalb, Forsyth, Fulton, Gwinnett					\$300,000	\$290,000	\$ 10,000	3%
TOTALS - ATTACHED HOMES								
HATCH NEIGHBORHOOD REPORT TOTALS	2108	2436	(328)	-13%	\$356,782	\$335,711	\$ 21,071	6%
FMLS TOTALS for Five-County Metro Area/Cobb, DeKalb, Forsyth, Fulton, Gwinnett	9,270	9,801	(531)	-5%	\$283,398	\$268,721	\$ 14,677	5%
HATCH NEIGHBORHOOD REPORT MEDIAN SALES PRICE					\$292,750	\$273,600	\$ 19,150	7%
FMLS MEDIAN SALES PRICE for Five-County Metro Area/Cobb, DeKalb, Forsyth, Fulton, Gwinnett					\$239,000	\$225,000	\$ 14,000	6%

Brought to you by Michelle Hatch, REALTOR® and Pricing Strategy Advisor | (404) 219-5968 | hello@michellehatchrealtor.com
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Data source: First Multiple Listing Service

