

Adams Realtors Intown Market Survey

Single Family Residential Detached Sales

As of February 1, 2019

| Market | Average Sales Price | | | 1 Yr Change | | Days on Market | | | 1 Yr Change | | # Units | | | 1 Yr Change | | Sales Volume | | | | |
|-------------------|---------------------|------------------|-------------------|-------------|------------|----------------|-----------|-----------|-------------|-----------|--------------|--------------|--------------|-------------|-------------|----------------------|------------------------|------------------------|------------|-----------|
| | 2016-2017 | 2017-2018 | 2018-2019 | 1 Yr | 2 Yr | 2016-2017 | 2017-2018 | 2018-2019 | 1 Yr | 2 Yr | 2016-2017 | 2017-2018 | 2018-2019 | 1 Yr | 2 Yr | 2016-2017 | 2017-2018 | 2018-2019 | 1 Yr | 2 Yr |
| Ansley Park | \$1,161,225 | \$1,295,286 | \$1,349,800 | 4% | 16% | 88 | 78 | 122 | 56% | 39% | 28 | 28 | 30 | 7% | 7% | \$32,514,300 | \$36,268,008 | \$40,494,000 | 12% | 25% |
| Avondale Estates | \$409,045 | \$435,685 | \$424,928 | -2% | 4% | 57 | 43 | 34 | -21% | -40% | 112 | 97 | 78 | -20% | -30% | \$45,813,040 | \$42,261,445 | \$33,144,384 | -22% | -28% |
| Cabbagetown | \$394,187 | \$433,135 | \$445,223 | 3% | 13% | 10 | 8 | 27 | 238% | 170% | 21 | 20 | 18 | 28% | -14% | \$8,277,927 | \$8,662,700 | \$8,014,014 | -7% | -3% |
| Candler Park | \$565,302 | \$589,231 | \$666,581 | 13% | 18% | 28 | 28 | 19 | -32% | -32% | 56 | 45 | 39 | -13% | -30% | \$31,656,912 | \$26,515,395 | \$25,996,659 | -2% | -18% |
| College Park | \$212,729 | \$249,258 | \$254,875 | 2% | 20% | 69 | 56 | 64 | 14% | -7% | 86 | 110 | 96 | -13% | 12% | \$18,294,694 | \$27,418,380 | \$24,468,000 | -11% | 34% |
| Decatur | \$621,363 | \$654,225 | \$684,244 | 5% | 10% | 38 | 30 | 31 | 3% | -18% | 307 | 249 | 220 | -12% | -28% | \$190,758,441 | \$162,902,025 | \$150,533,680 | -8% | -21% |
| Druid Hills | \$830,736 | \$861,440 | \$856,628 | -1% | 3% | 63 | 44 | 50 | 14% | -21% | 79 | 104 | 96 | -8% | 22% | \$65,628,144 | \$89,589,760 | \$82,236,288 | -8% | 25% |
| East Atlanta | \$302,388 | \$357,199 | \$376,458 | 5% | 24% | 22 | 24 | 26 | 8% | 18% | 129 | 127 | 123 | -3% | -5% | \$39,008,052 | \$45,364,273 | \$46,304,334 | 2% | 19% |
| East Lake | \$345,043 | \$417,132 | \$430,817 | 3% | 25% | 38 | 36 | 34 | -6% | -11% | 65 | 70 | 69 | -1% | 6% | \$22,427,795 | \$29,199,240 | \$29,726,373 | 2% | 33% |
| East Point | \$116,386 | \$131,559 | \$165,487 | 26% | 42% | 56 | 41 | 34 | -17% | -39% | 339 | 341 | 348 | 2% | 3% | \$39,454,854 | \$44,861,619 | \$57,589,476 | 28% | 46% |
| Edgewood | \$339,492 | \$397,531 | \$428,130 | 8% | 26% | 34 | 28 | 28 | 0% | -18% | 76 | 67 | 68 | 1% | -11% | \$25,801,392 | \$26,634,577 | \$29,112,840 | 9% | 13% |
| Glenwood Estates* | \$687,665 | \$898,438 | \$970,750 | 8% | 41% | 37 | 23 | 17 | -26% | -54% | 15 | 8 | 4 | -50% | -73% | \$10,314,975 | \$7,187,504 | \$3,883,000 | -46% | -62% |
| Grant Park | \$407,218 | \$452,747 | \$519,610 | 15% | 28% | 26 | 31 | 22 | -29% | -15% | 166 | 148 | 117 | -21% | -30% | \$67,598,188 | \$67,006,556 | \$60,794,370 | -9% | -10% |
| Great Lakes* | \$602,790 | \$738,542 | \$593,353 | -20% | -2% | 50 | 25 | 62 | 148% | 24% | 10 | 12 | 6 | -50% | -40% | \$6,027,900 | \$8,862,504 | \$3,560,118 | -60% | -41% |
| Hapeville | \$127,050 | \$161,680 | \$190,254 | 18% | 50% | 63 | 52 | 41 | -21% | -35% | 57 | 64 | 58 | -9% | 2% | \$7,241,850 | \$10,347,520 | \$11,034,732 | 7% | 52% |
| Inman Park | \$652,921 | \$765,239 | \$873,513 | 14% | 34% | 25 | 25 | 46 | 84% | 84% | 26 | 18 | 18 | 0% | -31% | \$16,975,946 | \$13,774,302 | \$15,723,234 | 14% | -7% |
| Kirkwood | \$383,848 | \$436,927 | \$481,020 | 10% | 25% | 29 | 22 | 33 | 50% | 14% | 182 | 160 | 157 | -2% | -14% | \$69,860,336 | \$69,908,320 | \$75,520,140 | 8% | 8% |
| Lake Claire | \$565,230 | \$638,944 | \$644,456 | 1% | 14% | 19 | 46 | 33 | -28% | 74% | 40 | 43 | 27 | -37% | -33% | \$22,609,200 | \$27,474,592 | \$17,400,312 | -37% | -23% |
| Lenox Place* | \$595,336 | \$622,076 | \$771,714 | 24% | 30% | 37 | 22 | 33 | 50% | -11% | 12 | 14 | 14 | 0% | 17% | \$7,144,032 | \$8,709,064 | \$10,803,996 | 24% | 51% |
| Midtown | \$741,748 | \$844,903 | \$886,099 | 5% | 19% | 43 | 37 | 28 | -24% | -35% | 29 | 36 | 24 | -33% | -17% | \$21,510,692 | \$30,416,508 | \$21,266,376 | -30% | -1% |
| Morningside | \$809,938 | \$967,449 | \$1,045,290 | 8% | 29% | 43 | 60 | 50 | -17% | 16% | 146 | 154 | 144 | -6% | -1% | \$118,250,948 | \$148,987,146 | \$150,521,760 | 1% | 27% |
| Oakhurst* | \$638,117 | \$664,269 | \$702,843 | 6% | 10% | 35 | 30 | 26 | -13% | -26% | 76 | 67 | 60 | -10% | -21% | \$48,496,892 | \$44,506,023 | \$42,170,580 | -5% | -13% |
| Old Fourth Ward | \$544,415 | \$617,177 | \$647,368 | 5% | 19% | 46 | 37 | 37 | 0% | -20% | 49 | 42 | 33 | -21% | -33% | \$26,676,335 | \$25,921,434 | \$21,363,144 | -18% | -20% |
| Ormewood Park | \$369,030 | \$396,726 | \$405,620 | 2% | 10% | 39 | 27 | 29 | 7% | -26% | 100 | 86 | 78 | -9% | -22% | \$36,903,000 | \$34,118,436 | \$31,638,360 | -7% | -14% |
| Pine Lake | \$152,041 | \$169,111 | \$184,559 | 9% | 21% | 46 | 43 | 42 | -2% | -9% | 31 | 28 | 22 | -21% | -29% | \$4,713,271 | \$4,735,108 | \$4,060,298 | -14% | -14% |
| Poncey Highland | \$579,155 | \$785,838 | \$610,433 | -22% | 5% | 34 | 24 | 64 | 167% | 88% | 7 | 13 | 9 | -31% | 29% | \$4,054,085 | \$10,215,894 | \$5,493,897 | -46% | 36% |
| Reynoldstown | \$354,073 | \$436,396 | \$484,036 | 11% | 37% | 27 | 26 | 22 | -15% | -19% | 34 | 45 | 32 | -29% | -6% | \$12,038,482 | \$19,637,820 | \$15,489,152 | -21% | 29% |
| Virginia Highland | \$784,179 | \$870,807 | \$915,905 | 5% | 17% | 40 | 38 | 41 | 8% | 2% | 72 | 71 | 82 | 15% | 14% | \$56,460,888 | \$61,827,297 | \$75,104,210 | 21% | 33% |
| Winnona Park* | \$619,912 | \$699,945 | \$696,616 | 0% | 12% | 33 | 39 | 23 | -41% | -30% | 46 | 37 | 32 | -14% | -30% | \$28,515,952 | \$25,897,965 | \$22,291,712 | -14% | -22% |
| Totals | \$440,111 | \$491,250 | \$ 520,156 | 6% | 18% | 43 | 39 | 43 | 9% | 1% | 2,237 | 2,166 | 1,986 | -8% | -11% | \$984,528,772 | \$1,064,048,355 | \$1,033,030,033 | -3% | 5% |

* These Markets are Submarkets of the City of Decatur and their numbers are NOT included in the Totals.