

Adams Realtors Intown Market Survey

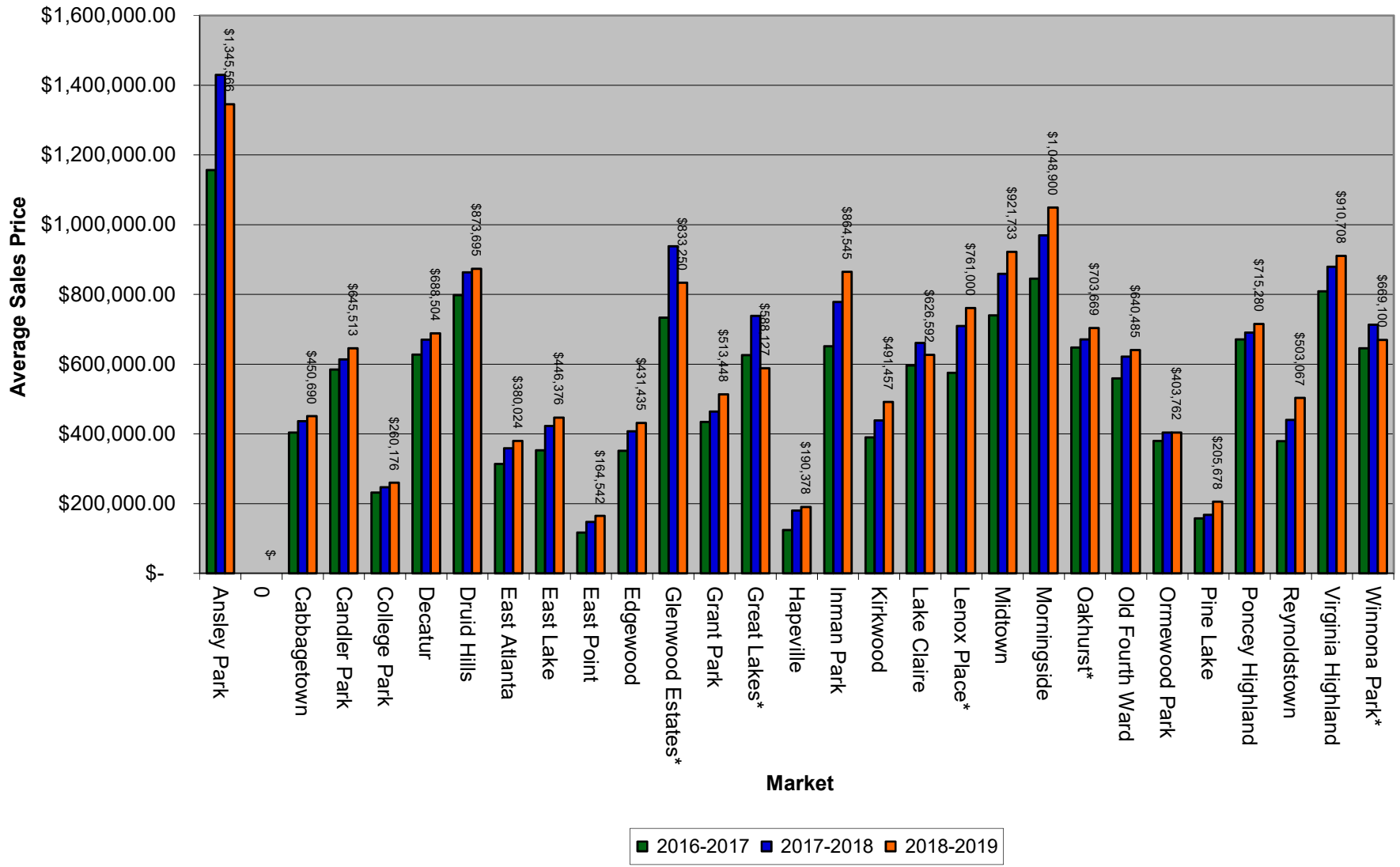
Single Family Residential Detached Sales

As of May 1, 2019

| Market | Average Sales Price | | | | Days on Market | | | # Units | | | Sales Volume | | | | | | | | | |
|-------------------|---------------------|------------------|-------------------|-------------|----------------|-----------|-----------|-----------|------------|-----------|--------------|--------------|--------------|-------------|-------------|------------------------|------------------------|------------------------|-----------|-----------|
| | 2016-2017 | 2017-2018 | 2018-2019 | 1 Yr Change | 2016-2017 | 2017-2018 | 2018-2019 | 2016-2017 | 2017-2018 | 2018-2019 | 2016-2017 | 2017-2018 | 2018-2019 | 1 Yr Change | | | | | | |
| Ansley Park | \$1,156,677 | \$1,429,478 | \$1,345,566 | -6% | 16% | 89 | 78 | 113 | 45% | 27% | 30 | 23 | 32 | 39% | 7% | \$34,700,310 | \$32,877,994 | \$43,058,112 | 31% | 24% |
| Adair Park | \$126,177 | \$255,546 | \$300,080 | 17% | 138% | 42 | 22 | 31 | 41% | -26% | 20 | 23 | 30 | 30% | 50% | \$2,523,540 | \$5,877,558 | \$9,002,400 | 53% | 257% |
| Avondale Estates | \$419,009 | \$438,888 | \$445,048 | 1% | 6% | 55 | 41 | 32 | -22% | -42% | 111 | 94 | 84 | -11% | -24% | \$46,509,999 | \$41,255,472 | \$37,384,032 | -9% | -20% |
| Cabbagetown | \$403,890 | \$436,587 | \$450,690 | 3% | 12% | 11 | 7 | 33 | 371% | 200% | 18 | 21 | 20 | 28% | 11% | \$7,270,020 | \$9,168,327 | \$9,013,800 | -2% | 24% |
| Candler Park | \$584,286 | \$613,686 | \$645,513 | 5% | 10% | 25 | 25 | 33 | 32% | 32% | 58 | 35 | 43 | 23% | -26% | \$33,888,588 | \$21,479,010 | \$27,757,059 | 29% | -18% |
| Capitol View | \$158,206 | \$223,766 | \$255,166 | 14% | 61% | 37 | 16 | 37 | 131% | 0% | 31 | 32 | 38 | 19% | 23% | \$4,904,386 | \$7,160,512 | \$9,696,308 | 35% | 98% |
| Chosewood Park | \$189,300 | \$271,740 | \$302,664 | 11% | 60% | 30 | 14 | 30 | 114% | 0% | 5 | 10 | 14 | 40% | 180% | \$946,500 | \$2,717,400 | \$4,237,296 | 56% | 348% |
| College Park | \$231,934 | \$246,930 | \$260,176 | 5% | 12% | 59 | 62 | 57 | -8% | -3% | 88 | 112 | 89 | -21% | 1% | \$20,410,192 | \$27,656,160 | \$23,155,664 | -16% | 13% |
| Decatur | \$627,109 | \$670,232 | \$688,504 | 3% | 10% | 33 | 29 | 36 | 24% | 9% | 267 | 242 | 221 | -9% | -17% | \$167,438,103 | \$162,196,144 | \$152,159,384 | -6% | -9% |
| Druid Hills | \$798,073 | \$863,536 | \$873,695 | 1% | 9% | 45 | 51 | 46 | -10% | 2% | 90 | 103 | 91 | -12% | 1% | \$71,826,570 | \$88,944,208 | \$79,506,245 | -11% | 11% |
| East Atlanta | \$313,782 | \$358,704 | \$380,024 | 6% | 21% | 22 | 25 | 26 | 4% | 18% | 134 | 135 | 105 | -22% | -22% | \$42,046,788 | \$48,425,040 | \$39,902,520 | -18% | -5% |
| East Lake | \$353,209 | \$422,278 | \$446,376 | 6% | 26% | 34 | 40 | 30 | -25% | -12% | 70 | 77 | 57 | -26% | -19% | \$24,724,630 | \$32,515,406 | \$25,443,432 | -22% | 3% |
| East Point | \$116,972 | \$147,665 | \$164,542 | 11% | 41% | 51 | 42 | 30 | -29% | -41% | 360 | 346 | 327 | -5% | -9% | \$42,109,920 | \$51,092,090 | \$53,805,234 | 5% | 28% |
| Edgewood | \$351,474 | \$407,424 | \$431,435 | 6% | 23% | 37 | 29 | 24 | -17% | -35% | 80 | 67 | 71 | 6% | -11% | \$28,117,920 | \$27,297,408 | \$30,631,885 | 12% | 9% |
| Glenwood Estates* | \$733,420 | \$937,857 | \$833,250 | -11% | 14% | 37 | 27 | 19 | -30% | -49% | 15 | 7 | 4 | -43% | -73% | \$11,001,300 | \$6,564,999 | \$3,333,000 | -49% | -70% |
| Glenwood Park | \$611,100 | \$592,422 | \$645,308 | 9% | 6% | 7 | 9 | 36 | 300% | 414% | 5 | 16 | 13 | -19% | 160% | \$3,055,500 | \$9,478,752 | \$8,389,004 | -11% | 175% |
| Grant Park | \$434,415 | \$464,175 | \$513,448 | 11% | 18% | 23 | 30 | 24 | -20% | 4% | 145 | 132 | 108 | -18% | -26% | \$62,990,175 | \$61,271,100 | \$55,452,384 | -9% | -12% |
| Great Lakes* | \$626,067 | \$738,542 | \$588,127 | -20% | -6% | 68 | 25 | 59 | 136% | -13% | 6 | 12 | 8 | -33% | 33% | \$3,756,402 | \$8,862,504 | \$4,705,016 | -47% | 25% |
| Hapeville | \$123,810 | \$180,384 | \$190,378 | 6% | 54% | 62 | 47 | 43 | -9% | -31% | 62 | 62 | 61 | -2% | -2% | \$7,676,220 | \$11,183,808 | \$11,613,058 | 4% | 51% |
| Inman Park | \$650,946 | \$778,674 | \$864,545 | 11% | 33% | 28 | 38 | 44 | 16% | 57% | 25 | 19 | 16 | -16% | -36% | \$16,273,650 | \$14,794,806 | \$13,832,720 | -7% | -15% |
| Kirkwood | \$390,146 | \$438,403 | \$491,457 | 12% | 26% | 29 | 26 | 31 | 19% | 7% | 181 | 144 | 170 | 18% | -6% | \$70,616,426 | \$63,130,032 | \$83,547,690 | 32% | 18% |
| Lake Claire | \$596,367 | \$661,039 | \$626,592 | -5% | 5% | 33 | 39 | 27 | -31% | -18% | 42 | 38 | 25 | -34% | -40% | \$25,047,414 | \$25,119,482 | \$15,664,800 | -38% | -37% |
| Lenox Place* | \$575,084 | \$709,275 | \$761,000 | 7% | 32% | 33 | 27 | 32 | 19% | -3% | 15 | 12 | 12 | 0% | -20% | \$8,626,260 | \$8,511,300 | \$9,132,000 | 7% | 6% |
| Midtown | \$740,047 | \$858,569 | \$921,733 | 7% | 25% | 40 | 37 | 22 | -41% | -45% | 25 | 39 | 23 | -41% | -8% | \$18,501,175 | \$33,484,191 | \$21,199,859 | -37% | 15% |
| Morningside | \$845,352 | \$969,183 | \$1,048,900 | 8% | 24% | 46 | 65 | 44 | -32% | -4% | 154 | 149 | 140 | -6% | -9% | \$130,184,208 | \$144,408,267 | \$146,846,000 | 2% | 13% |
| Oakhurst* | \$647,499 | \$670,822 | \$703,669 | 5% | 9% | 34 | 30 | 32 | 7% | -6% | 71 | 64 | 54 | -16% | -24% | \$45,972,429 | \$42,932,608 | \$37,998,126 | -11% | -17% |
| Oakland City | \$49,396 | \$115,888 | \$178,757 | 54% | 262% | 46 | 21 | 21 | 0% | -54% | 15 | 32 | 33 | 3% | 120% | \$740,940 | \$3,708,416 | \$5,898,981 | 59% | 696% |
| Old Fourth Ward | \$559,315 | \$621,447 | \$640,485 | 3% | 15% | 45 | 40 | 41 | 2% | -9% | 50 | 42 | 39 | -7% | -22% | \$27,965,750 | \$26,100,774 | \$24,978,915 | -4% | -11% |
| Ormswood Park | \$380,044 | \$403,953 | \$403,762 | 0% | 6% | 32 | 25 | 28 | 12% | -13% | 123 | 79 | 76 | -4% | -38% | \$46,745,412 | \$31,912,287 | \$30,685,912 | -4% | -34% |
| Peopletown | \$185,350 | \$208,120 | \$327,546 | 57% | 77% | 34 | 57 | 32 | -44% | -6% | 10 | 10 | 24 | 140% | 140% | \$1,853,500 | \$2,081,200 | \$7,861,104 | 278% | 324% |
| Pine Lake | \$157,393 | \$167,507 | \$205,678 | 23% | 31% | 24 | 55 | 35 | -36% | 46% | 25 | 28 | 23 | -18% | -8% | \$3,934,825 | \$4,690,196 | \$4,730,594 | 1% | 20% |
| Poncey Highland | \$670,583 | \$690,457 | \$715,280 | 4% | 7% | 17 | 48 | 37 | -23% | 118% | 6 | 14 | 5 | -64% | -17% | \$4,023,498 | \$9,666,398 | \$3,576,400 | -63% | -11% |
| Reynoldstown | \$378,768 | \$440,249 | \$503,067 | 14% | 33% | 25 | 28 | 20 | -29% | -20% | 41 | 45 | 36 | -20% | -12% | \$15,529,488 | \$19,811,205 | \$18,110,412 | -9% | 17% |
| Summerhill | \$218,440 | \$338,485 | \$324,223 | -4% | 48% | 37 | 33 | 28 | -15% | -24% | 10 | 21 | 16 | -24% | 60% | \$2,184,400 | \$7,108,185 | \$5,187,568 | -27% | 137% |
| Sylvan Hills | \$131,740 | \$165,959 | \$215,768 | 30% | 64% | 27 | 28 | 28 | 0% | 4% | 36 | 50 | 50 | 0% | 39% | \$4,742,640 | \$8,297,950 | \$10,788,400 | 30% | 127% |
| Virginia Highland | \$808,752 | \$879,463 | \$910,708 | 4% | 13% | 38 | 38 | 45 | 18% | 18% | 76 | 65 | 89 | 37% | 17% | \$61,465,152 | \$57,165,095 | \$81,053,012 | 42% | 32% |
| Westview | \$173,697 | \$250,454 | \$270,425 | 8% | 56% | 29 | 32 | 31 | -3% | 7% | 43 | 70 | 64 | -9% | 49% | \$7,468,971 | \$17,531,780 | \$17,307,200 | -1% | 132% |
| West End | \$171,865 | \$201,950 | \$270,478 | 34% | 57% | 50 | 25 | 34 | 36% | -32% | 41 | 44 | 45 | 2% | 10% | \$7,046,465 | \$8,885,800 | \$12,171,510 | 37% | 73% |
| Winnona Park* | \$645,091 | \$713,088 | \$669,100 | -6% | 4% | 32 | 33 | 39 | 18% | 22% | 43 | 40 | 28 | -30% | -35% | \$27,738,913 | \$28,523,520 | \$18,734,800 | -34% | -32% |
| Totals | \$437,013 | \$482,623 | \$ 514,702 | 7% | 18% | 45 | 48 | 46 | -5% | 1% | 2,337 | 2,215 | 2,071 | -7% | -11% | \$1,021,300,513 | \$1,069,009,793 | \$1,065,948,595 | 0% | 4% |

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

Average Sales Price



Units Sold

