

Adams Realtors Intown Market Survey

Single Family Residential Detached Sales

As of August 1, 2019

Market	Average Sales Price				Days on Market				# Units				Sales Volume							
	2016-2017	2017-2018	2018-2019	1 Yr Change	2 Yr Change	2016-2017	2017-2018	2018-2019	1 Yr Change	2 Yr Change	2016-2017	2017-2018	2018-2019	1 Yr Change	2 Yr Change					
Ansley Park	\$1,195,207	\$1,408,700	\$1,371,502	-3%	15%	103	108	63	-42%	-39%	29	35	22	-37%	-24%	\$34,661,003	\$49,304,500	\$30,173,044	-39%	-13%
Adair Park	\$156,277	\$285,398	\$297,719	4%	91%	31	30	29	-3%	-6%	23	24	31	29%	35%	\$3,594,371	\$6,849,552	\$9,229,289	35%	157%
Avondale Estates	\$422,760	\$430,130	\$455,743	6%	8%	45	38	34	-11%	-24%	109	91	84	-8%	-23%	\$46,080,840	\$39,141,830	\$38,282,412	-2%	-17%
Cabbagetown	\$415,055	\$468,383	\$454,492	-3%	10%	7	8	38	375%	443%	22	17	24	28%	9%	\$9,131,210	\$7,962,511	\$10,907,808	37%	19%
Candler Park	\$581,515	\$676,679	\$639,064	-6%	10%	22	30	22	-27%	0%	51	34	57	68%	12%	\$29,657,265	\$23,007,086	\$36,426,648	58%	23%
Capitol View	\$173,424	\$247,036	\$256,411	4%	48%	23	25	40	60%	74%	41	28	44	57%	7%	\$7,110,384	\$6,917,008	\$11,282,084	63%	59%
Chosewood Park	\$226,714	\$261,440	\$331,323	27%	46%	29	13	32	146%	10%	7	10	13	30%	86%	\$1,586,998	\$2,614,400	\$4,307,199	65%	171%
College Park	\$240,890	\$255,656	\$248,295	-3%	3%	60	57	57	0%	-5%	90	108	92	-15%	2%	\$21,680,100	\$27,610,848	\$22,843,140	-17%	5%
Decatur	\$638,535	\$671,057	\$671,865	0%	5%	32	31	39	26%	22%	282	225	219	-3%	-22%	\$180,066,870	\$150,987,825	\$147,138,435	-3%	-18%
Druid Hills	\$839,917	\$855,643	\$885,360	3%	5%	48	47	50	6%	4%	94	108	85	-21%	-10%	\$78,952,198	\$92,409,444	\$75,255,600	-19%	-5%
East Atlanta	\$334,139	\$367,632	\$392,940	7%	18%	24	26	31	19%	29%	140	135	101	-25%	-28%	\$46,779,460	\$49,630,320	\$39,686,940	-20%	-15%
East Lake	\$371,424	\$437,027	\$453,041	4%	22%	38	35	35	0%	-8%	78	75	52	-31%	-33%	\$28,971,072	\$32,777,025	\$23,558,132	-28%	-19%
East Point	\$121,688	\$152,190	\$166,711	10%	37%	50	37	33	-11%	-34%	364	366	305	-17%	-16%	\$44,294,432	\$55,701,540	\$50,846,855	-9%	15%
Edgewood	\$354,241	\$408,547	\$440,494	8%	24%	35	26	27	4%	-23%	64	73	65	-11%	2%	\$22,671,424	\$29,823,931	\$28,632,110	-4%	26%
Glenwood Estates*	\$782,423	\$886,000	\$724,500	-18%	-7%	42	20	40	100%	-5%	13	8	5	-38%	-62%	\$10,171,499	\$7,088,000	\$3,622,500	-49%	-64%
Glenwood Park	\$619,306	\$601,318	\$680,667	13%	10%	11	7	35	400%	218%	9	11	15	36%	67%	\$5,573,754	\$6,614,498	\$10,210,005	54%	83%
Grant Park	\$439,476	\$470,970	\$516,516	10%	18%	25	33	20	-39%	-20%	137	142	109	-23%	-20%	\$60,208,212	\$66,877,740	\$56,300,244	-16%	-6%
Great Lakes*	\$694,340	\$674,692	\$738,317	9%	6%	40	42	42	0%	5%	10	11	6	-45%	-40%	\$6,943,400	\$7,421,612	\$4,429,902	-40%	-36%
Hapeville	\$134,765	\$184,842	\$216,315	17%	61%	60	47	37	-21%	-38%	70	62	63	2%	-10%	\$9,433,550	\$11,460,204	\$13,627,845	19%	44%
Inman Park	\$733,210	\$829,482	\$793,233	-4%	8%	30	45	49	9%	63%	24	15	15	0%	-38%	\$17,597,040	\$12,442,230	\$11,898,495	-4%	-32%
Kirkwood	\$408,056	\$454,473	\$489,612	8%	20%	26	32	29	-9%	12%	180	145	164	13%	-9%	\$73,450,080	\$65,898,585	\$80,296,368	22%	9%
Lake Claire	\$596,091	\$669,957	\$663,433	-1%	11%	31	48	21	-56%	-32%	42	36	24	-33%	-43%	\$25,035,822	\$24,118,452	\$15,922,392	-34%	-36%
Lenox Place*	\$574,876	\$725,942	\$776,909	7%	35%	28	36	27	-25%	-4%	14	12	11	-8%	-21%	\$8,048,264	\$8,711,304	\$8,545,999	-2%	6%
Midtown	\$784,072	\$819,219	\$1,011,482	23%	29%	39	29	37	28%	-5%	23	38	24	-37%	4%	\$18,033,656	\$31,130,322	\$24,275,568	-22%	35%
Morningside	\$917,374	\$970,047	\$1,063,241	10%	16%	52	58	45	-22%	-13%	154	140	160	14%	4%	\$141,275,596	\$135,806,580	\$170,118,560	25%	20%
Oakhurst*	\$648,063	\$701,880	\$632,408	-10%	-2%	34	27	39	44%	15%	74	61	56	-8%	-24%	\$47,956,662	\$42,814,680	\$35,414,848	-17%	-26%
Oakland City	\$66,235	\$131,221	\$183,764	40%	177%	39	19	34	79%	-13%	21	29	32	10%	52%	\$1,390,935	\$3,805,409	\$5,880,448	55%	323%
Old Fourth Ward	\$567,121	\$644,127	\$612,339	-5%	8%	38	42	32	-24%	-16%	53	37	41	11%	-23%	\$30,057,413	\$23,832,699	\$25,105,899	5%	-16%
Ormewood Park	\$377,076	\$411,795	\$406,414	-1%	8%	32	28	32	14%	0%	104	71	73	3%	-30%	\$39,215,904	\$29,237,445	\$29,668,222	1%	-24%
Peoplestown	\$181,143	\$281,250	\$359,096	28%	98%	68	27	33	22%	-51%	7	14	23	64%	229%	\$1,268,001	\$3,937,500	\$8,259,208	110%	551%
Pine Lake	\$154,762	\$171,840	\$222,263	29%	44%	31	50	47	-6%	52%	25	30	16	-47%	-36%	\$3,869,050	\$5,155,200	\$3,556,208	-31%	-8%
Poncey Highland	\$684,240	\$721,333	\$589,300	-18%	-14%	24	49	41	-16%	71%	10	12	3	-75%	-70%	\$6,842,400	\$8,655,996	\$1,767,900	-80%	-74%
Reynoldstown	\$419,762	\$460,254	\$488,389	6%	16%	21	28	26	-7%	24%	42	41	37	-10%	-12%	\$17,630,004	\$18,870,414	\$18,070,393	-4%	2%
Summerhill	\$284,671	\$325,736	\$335,443	3%	18%	41	31	31	0%	-24%	14	16	18	13%	29%	\$3,985,394	\$5,211,776	\$6,037,974	16%	52%
Sylvan Hills	\$146,920	\$175,025	\$227,061	30%	55%	18	29	46	59%	156%	36	58	51	-12%	42%	\$5,289,120	\$10,151,450	\$11,580,111	14%	119%
Virginia Highland	\$872,080	\$861,329	\$896,767	4%	3%	31	42	43	2%	39%	76	68	89	31%	17%	\$66,278,080	\$58,570,372	\$79,812,263	36%	20%
Westview	\$197,397	\$265,570	\$277,857	5%	41%	28	29	33	14%	18%	49	67	68	1%	39%	\$9,672,453	\$17,793,190	\$18,894,276	6%	95%
West End	\$175,178	\$248,086	\$264,294	7%	51%	38	28	42	50%	11%	53	40	44	10%	-17%	\$9,284,434	\$9,923,440	\$11,628,936	17%	25%
Winnona Park*	\$658,810	\$704,903	\$673,117	-5%	2%	30	34	40	18%	33%	44	37	24	-35%	-45%	\$28,987,640	\$26,081,411	\$16,154,808	-38%	-44%
Totals	\$454,976	\$485,814	\$ 522,363	8%	15%	46	49	46	-6%	-1%	2,343	2,216	2,047	-8%	-13%	\$1,066,009,567	\$1,076,563,377	\$1,069,278,063	-1%	0%

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