

Adams Realtors Intown Market Survey

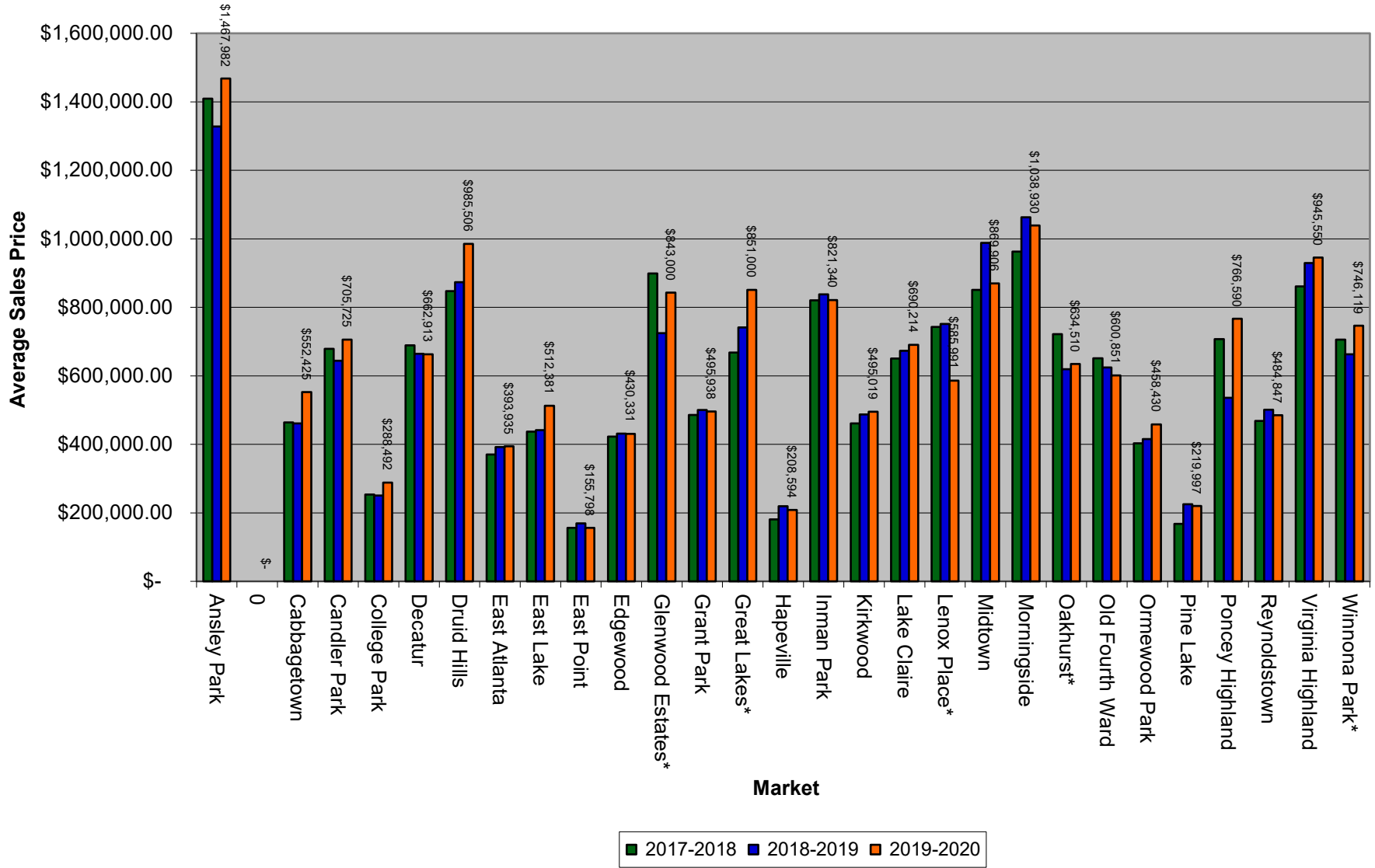
Single Family Residential Detached Sales

As of September 1, 2020

Market	Average Sales Price			1 Yr 2 Yr		Days on Market			1 Yr 2 Yr		# Units			1 Yr 2 Yr			Sales Volume			1 Yr 2 Yr	
	2017-2018	2018-2019	2019-2020	Change	Change	2017-2018	2018-2019	2019-2020	Change	Change	2017-2018	2018-2019	2019-2020	Change	Change	2017-2018	2018-2019	2019-2020	Change	Change	
Ansley Park	\$1,409,500	\$1,327,980	\$1,467,982	11%	4%	107	66	89	35%	-17%	36	22	26	18%	-28%	\$50,742,000	\$29,215,560	\$38,167,532	31%	-25%	
Adair Park	\$298,038	\$287,181	\$306,436	7%	3%	29	33	34	3%	17%	28	27	25	-7%	-11%	\$8,345,064	\$7,753,887	\$7,660,900	-1%	-8%	
Avondale Estates	\$430,967	\$444,174	\$455,947	3%	6%	36	36	33	-8%	-8%	93	80	85	6%	-9%	\$40,079,931	\$35,533,920	\$38,755,495	9%	-3%	
Cabbagetown	\$464,140	\$461,272	\$552,425	20%	19%	10	38	52	37%	420%	18	25	20	28%	11%	\$8,354,520	\$11,531,800	\$11,048,500	-4%	32%	
Candler Park	\$678,912	\$644,117	\$705,725	10%	4%	29	22	23	5%	-21%	33	56	42	-25%	27%	\$22,404,096	\$36,070,552	\$29,640,450	-18%	32%	
Capitol View	\$250,426	\$253,657	\$271,739	7%	9%	26	38	42	11%	62%	27	51	45	-12%	67%	\$6,761,502	\$12,936,507	\$12,228,255	-5%	81%	
Chosewood Park	\$262,711	\$315,871	\$369,895	17%	41%	11	33	42	27%	282%	9	14	22	57%	144%	\$2,364,399	\$4,422,194	\$8,137,690	84%	244%	
College Park	\$253,594	\$250,234	\$288,492	15%	14%	57	58	49	-16%	-14%	106	94	105	12%	-1%	\$26,880,964	\$23,521,996	\$30,291,660	29%	13%	
Decatur	\$689,143	\$664,137	\$662,913	0%	-4%	30	39	31	-21%	3%	224	214	240	12%	7%	\$154,368,032	\$142,125,318	\$159,099,120	12%	3%	
Druid Hills	\$847,510	\$873,071	\$985,506	13%	16%	45	51	44	-14%	-2%	105	79	82	4%	-22%	\$88,988,550	\$68,972,609	\$80,811,492	17%	-9%	
East Atlanta	\$370,295	\$391,721	\$393,935	1%	6%	27	34	32	-6%	19%	135	103	124	20%	-8%	\$49,989,825	\$40,347,263	\$48,847,940	21%	-2%	
East Lake	\$437,129	\$441,697	\$512,381	16%	17%	35	43	41	-5%	17%	77	53	63	19%	-18%	\$33,658,933	\$23,409,941	\$32,280,003	38%	-4%	
East Point	\$155,798	\$169,460	\$155,798	-8%	0%	36	35	36	3%	0%	357	320	357	12%	0%	\$55,619,886	\$54,227,200	\$55,619,886	3%	0%	
Edgewood	\$422,293	\$430,999	\$430,331	0%	2%	24	33	44	33%	83%	75	62	80	29%	7%	\$31,671,975	\$26,721,938	\$34,426,480	29%	9%	
Glenwood Estates*	\$898,714	\$724,500	\$843,000	16%	-6%	16	40	22	-45%	38%	7	5	4	-20%	-43%	\$6,290,998	\$3,622,500	\$3,372,000	-7%	-46%	
Glenwood Park	\$576,625	\$712,692	\$713,710	0%	24%	15	32	55	72%	267%	12	13	10	-23%	-17%	\$6,919,500	\$9,264,996	\$7,137,100	-23%	3%	
Grant Park	\$485,391	\$500,528	\$495,938	-1%	2%	31	22	32	45%	3%	132	114	147	29%	11%	\$64,071,612	\$57,060,192	\$72,902,886	28%	14%	
Great Lakes*	\$667,679	\$741,331	\$851,000	15%	27%	41	37	26	-30%	-37%	9	8	10	25%	11%	\$6,009,111	\$5,930,648	\$8,510,000	43%	42%	
Hapeville	\$181,076	\$219,481	\$208,594	-5%	15%	45	39	45	15%	0%	65	64	53	-17%	-18%	\$11,769,940	\$14,046,784	\$11,055,482	-21%	-6%	
Inman Park	\$820,696	\$837,767	\$821,340	-2%	0%	36	50	37	-26%	3%	19	15	26	73%	37%	\$15,593,224	\$12,566,505	\$21,354,840	70%	37%	
Kirkwood	\$461,214	\$487,491	\$495,019	2%	7%	33	28	36	29%	9%	145	160	187	17%	29%	\$66,876,030	\$77,998,560	\$92,568,553	19%	38%	
Lake Claire	\$650,652	\$672,996	\$690,214	3%	6%	49	28	21	-25%	-57%	36	27	33	22%	-8%	\$23,423,472	\$18,170,892	\$22,777,062	25%	-3%	
Lenox Place*	\$742,429	\$751,222	\$585,991	-22%	-21%	39	14	42	200%	8%	14	9	6	-33%	-57%	\$10,394,006	\$6,760,998	\$3,515,946	-48%	-66%	
Midtown	\$851,009	\$988,003	\$869,906	-12%	2%	33	43	30	-30%	-9%	37	22	16	-27%	-57%	\$31,487,333	\$21,736,066	\$13,918,496	-36%	-56%	
Morningside	\$962,783	\$1,062,744	\$1,038,930	-2%	8%	58	44	45	2%	-22%	142	165	170	3%	20%	\$136,715,186	\$175,352,760	\$176,618,100	1%	29%	
Oakhurst*	\$721,671	\$619,101	\$634,510	2%	-12%	26	41	27	-34%	4%	62	51	78	53%	26%	\$44,743,602	\$31,574,151	\$49,491,780	57%	11%	
Oakland City	\$140,547	\$174,224	\$253,006	45%	80%	19	35	39	11%	105%	32	38	63	66%	97%	\$4,497,504	\$6,620,512	\$15,939,378	141%	254%	
Old Fourth Ward	\$651,285	\$624,498	\$600,851	-4%	-8%	38	33	27	-18%	-29%	34	44	47	7%	38%	\$22,143,690	\$27,477,912	\$28,239,997	3%	28%	
Ormewood Park	\$402,695	\$415,337	\$458,430	10%	14%	27	31	30	-3%	11%	78	69	80	16%	3%	\$31,410,210	\$28,658,253	\$36,674,400	28%	17%	
Peoplestown	\$281,250	\$355,168	\$348,555	-2%	24%	27	34	31	-9%	15%	14	25	20	-20%	43%	\$3,937,500	\$8,879,200	\$6,971,100	-21%	77%	
Pine Lake	\$167,797	\$225,331	\$219,997	-2%	31%	51	51	47	-8%	-8%	29	16	19	19%	-34%	\$4,866,113	\$3,605,296	\$4,179,943	16%	-14%	
Poncey Highland	\$707,364	\$535,780	\$766,590	43%	8%	54	34	22	-35%	-59%	11	5	10	100%	-9%	\$7,781,004	\$2,678,900	\$7,665,900	186%	-1%	
Reynoldstown	\$468,146	\$500,767	\$484,847	-3%	4%	29	27	33	22%	14%	37	39	38	-3%	3%	\$17,321,402	\$19,529,913	\$18,424,186	-6%	6%	
Summerhill	\$353,459	\$324,789	\$416,956	28%	18%	25	32	25	-22%	0%	17	15	27	80%	59%	\$6,008,803	\$4,871,835	\$11,257,812	131%	87%	
Sylvan Hills	\$178,370	\$239,742	\$230,444	-4%	29%	28	50	35	-30%	25%	60	49	62	27%	3%	\$10,702,200	\$11,747,358	\$14,287,528	22%	34%	
Virginia Highland	\$860,856	\$929,074	\$945,550	2%	10%	44	42	47	12%	7%	75	87	72	-17%	-4%	\$64,564,200	\$80,829,438	\$68,079,600	-16%	5%	
Westview	\$269,023	\$284,182	\$299,744	5%	11%	31	38	47	24%	52%	64	73	63	-14%	-2%	\$17,217,472	\$20,745,286	\$18,883,872	-9%	10%	
West End	\$259,401	\$265,419	\$252,053	-5%	-3%	28	41	43	5%	54%	36	50	38	-24%	6%	\$9,338,436	\$13,270,950	\$9,578,014	-28%	3%	
Winnona Park*	\$705,879	\$663,223	\$746,119	12%	6%	27	43	36	-16%	33%	39	22	32	45%	-18%	\$27,529,281	\$14,590,906	\$23,875,808	64%	-13%	
Totals	\$491,333	\$519,084	\$520,224	0%	6%	47	47	48	0%	2%	2,218	2,051	2,256	10%	2%	\$1,089,775,695	\$1,064,641,848	\$1,173,625,343	10%	8%	

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

Average Sales Price



Units Sold

