

Adams Realtors Intown Market Survey

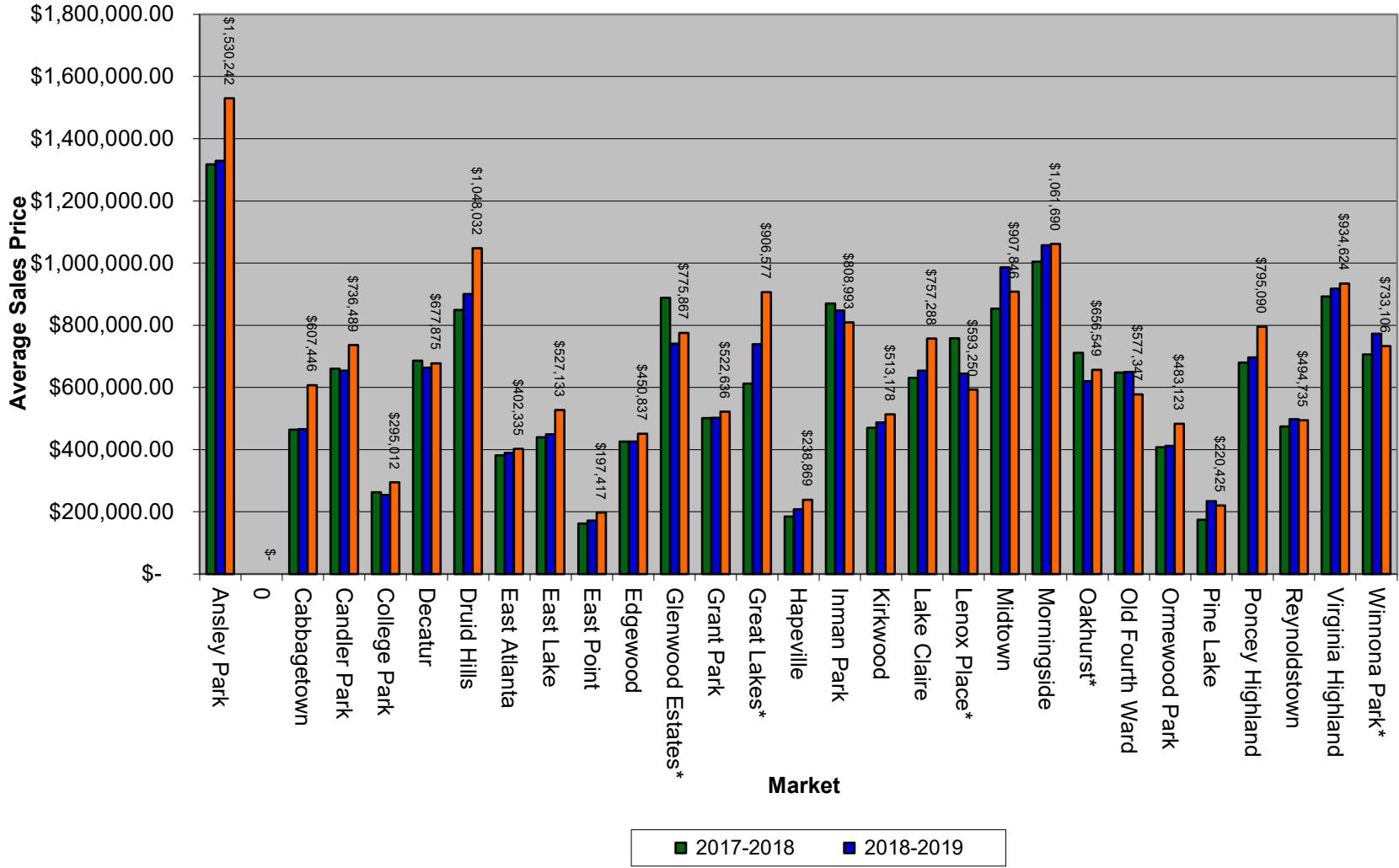
Single Family Residential Detached Sales

As of December 1, 2020

Market	Average Sales Price			1 Yr Change	2 Yr Change	Days on Market			1 Yr Change	2 Yr Change	# Units			1 Yr Change	2 Yr Change	Sales Volume			1 Yr Change	2 Yr Change
	2017-2018	2018-2019	2019-2020			2017-2018	2018-2019	2019-2020			2017-2018	2018-2019	2019-2020			2017-2018	2018-2019	2019-2020		
Ansley Park	\$1,317,294	\$1,329,116	\$1,530,242	15%	16%	118	57	87	53%	-26%	34	22	27	23%	-21%	\$44,787,996	\$29,240,552	\$41,316,534	41%	-8%
Adair Park	\$296,602	\$285,513	\$336,036	18%	13%	29	41	34	-17%	17%	30	31	25	-19%	-17%	\$8,898,060	\$8,850,903	\$8,400,900	-5%	-6%
Avondale Estates	\$423,571	\$455,189	\$467,898	3%	10%	34	35	31	-11%	-9%	87	75	99	32%	14%	\$36,850,677	\$34,139,175	\$46,321,902	36%	26%
Cabbagetown	\$464,307	\$466,101	\$607,446	30%	31%	16	40	57	43%	256%	18	28	19	28%	6%	\$8,357,526	\$13,050,828	\$11,541,474	-12%	38%
Candler Park	\$660,368	\$654,503	\$736,489	13%	12%	24	25	22	-12%	-8%	39	50	46	-8%	18%	\$25,754,352	\$32,725,150	\$33,878,494	4%	32%
Capitol View	\$250,438	\$256,355	\$284,052	11%	13%	28	37	40	8%	43%	34	55	44	-20%	29%	\$8,514,892	\$14,099,525	\$12,498,288	-11%	47%
Chosewood Park	\$281,023	\$331,427	\$362,498	9%	29%	26	25	46	84%	77%	13	11	27	145%	108%	\$3,653,299	\$3,645,697	\$9,787,446	168%	168%
College Park	\$262,616	\$254,063	\$295,012	16%	12%	63	49	44	-10%	-30%	101	97	114	18%	13%	\$26,524,216	\$24,644,111	\$33,631,368	36%	27%
Decatur	\$686,385	\$663,213	\$677,875	2%	-1%	32	37	33	-11%	3%	225	204	253	24%	12%	\$154,436,625	\$135,295,452	\$171,502,375	27%	11%
Druid Hills	\$848,937	\$900,548	\$1,048,032	16%	23%	47	50	49	-2%	4%	100	75	93	24%	-7%	\$84,893,700	\$67,541,100	\$97,466,976	44%	15%
East Atlanta	\$381,821	\$389,773	\$402,335	3%	5%	28	34	26	-24%	-7%	135	119	118	-1%	-13%	\$51,545,835	\$46,382,987	\$47,475,530	2%	-8%
East Lake	\$440,166	\$449,304	\$527,133	17%	20%	35	50	30	-40%	-14%	74	56	64	14%	-14%	\$32,572,284	\$25,161,024	\$33,736,512	34%	4%
East Point	\$162,666	\$171,771	\$197,417	15%	21%	35	40	40	0%	14%	343	353	354	0%	3%	\$55,794,438	\$60,635,163	\$69,885,618	15%	25%
Edgewood	\$425,832	\$426,059	\$450,837	6%	6%	29	32	40	25%	38%	72	58	84	45%	17%	\$30,659,904	\$24,711,422	\$37,870,308	53%	24%
Glenwood Estates*	\$888,667	\$740,417	\$775,867	5%	-13%	18	34	41	21%	128%	6	6	6	0%	0%	\$5,332,002	\$4,442,502	\$4,655,202	5%	-13%
Glenwood Park	\$568,545	\$763,718	\$712,220	-7%	25%	28	41	44	7%	57%	11	11	10	-9%	-9%	\$6,253,995	\$8,400,898	\$7,122,200	-15%	14%
Grant Park	\$501,494	\$502,672	\$522,636	4%	4%	24	24	31	29%	29%	117	123	149	21%	27%	\$58,674,798	\$61,828,656	\$77,872,764	26%	33%
Great Lakes*	\$612,588	\$739,456	\$906,577	23%	48%	57	27	32	19%	-44%	7	8	13	63%	86%	\$4,288,116	\$5,915,648	\$11,785,501	99%	175%
Hapeville	\$185,239	\$208,139	\$238,869	15%	29%	42	44	39	-11%	-7%	61	67	49	-27%	-20%	\$11,299,579	\$13,945,313	\$11,704,581	-16%	4%
Inman Park	\$869,896	\$847,692	\$808,993	-5%	-7%	46	40	32	-20%	-30%	17	18	28	56%	65%	\$14,788,232	\$15,258,456	\$22,651,804	48%	53%
Kirkwood	\$469,895	\$487,939	\$513,178	5%	9%	34	35	28	-20%	-18%	146	165	186	13%	27%	\$68,604,670	\$80,509,935	\$95,451,108	19%	39%
Lake Claire	\$630,321	\$653,903	\$757,288	16%	20%	44	31	16	-48%	-64%	29	32	35	9%	21%	\$18,279,309	\$20,924,896	\$26,505,080	27%	45%
Lenox Place*	\$757,786	\$644,661	\$593,250	-8%	-22%	35	32	15	-53%	-57%	14	9	4	-56%	-71%	\$10,609,004	\$5,801,949	\$2,373,000	-59%	-78%
Midtown	\$853,453	\$986,032	\$907,846	-8%	6%	33	48	25	-48%	-24%	29	21	19	-10%	-34%	\$24,750,137	\$20,706,672	\$17,249,074	-17%	-30%
Morningside	\$1,004,515	\$1,057,774	\$1,061,690	0%	6%	53	46	41	-11%	-23%	143	169	186	10%	30%	\$143,645,645	\$178,763,806	\$197,474,340	10%	37%
Oakhurst*	\$711,058	\$619,886	\$656,549	6%	-8%	26	40	30	-25%	15%	62	54	75	39%	21%	\$44,085,596	\$33,473,844	\$49,241,175	47%	12%
Oakland City	\$150,486	\$196,712	\$248,731	26%	65%	18	37	45	22%	150%	34	44	61	39%	79%	\$5,116,524	\$8,655,328	\$15,172,591	75%	197%
Old Fourth Ward	\$648,183	\$649,409	\$577,347	-11%	-11%	37	35	26	-26%	-30%	36	46	52	13%	44%	\$23,334,588	\$29,872,814	\$30,022,044	0%	29%
Ormewood Park	\$407,607	\$411,698	\$483,123	17%	19%	26	30	26	-13%	0%	79	68	90	32%	14%	\$32,200,953	\$27,995,464	\$43,481,070	55%	35%
Peoplestown	\$292,650	\$398,940	\$307,595	-23%	5%	26	36	37	3%	42%	20	25	19	-24%	-5%	\$5,853,000	\$9,973,500	\$5,844,305	-41%	0%
Pine Lake	\$174,662	\$234,163	\$220,425	-6%	26%	40	55	38	-31%	-5%	26	16	18	13%	-31%	\$4,541,212	\$3,746,608	\$3,967,650	6%	-13%
Poncey Highland	\$680,390	\$696,833	\$795,090	14%	17%	61	45	23	-49%	-62%	10	6	10	67%	0%	\$6,803,900	\$4,180,998	\$7,950,900	90%	17%
Reynoldstown	\$474,245	\$497,760	\$494,735	-1%	4%	26	30	29	-3%	12%	37	42	37	-12%	0%	\$17,547,065	\$20,905,920	\$18,305,195	-12%	4%
Summerhill	\$361,235	\$348,552	\$418,741	20%	16%	16	32	51	59%	219%	20	16	27	69%	35%	\$7,224,700	\$5,576,832	\$11,306,007	103%	56%
Sylvan Hills	\$186,173	\$234,309	\$240,785	3%	29%	29	55	34	-38%	17%	61	49	65	33%	7%	\$11,356,553	\$11,481,141	\$15,651,025	36%	38%
Virginia Highland	\$892,900	\$917,967	\$934,624	2%	5%	44	40	41	2%	-7%	84	90	81	-10%	-4%	\$75,003,600	\$82,617,030	\$75,704,544	-8%	1%
Westview	\$278,494	\$283,987	\$300,125	6%	8%	27	41	48	17%	78%	60	80	59	-26%	-2%	\$16,709,640	\$22,718,960	\$17,707,375	-22%	6%
West End	\$269,757	\$276,697	\$248,707	-10%	-8%	32	41	39	-5%	22%	37	45	42	-7%	14%	\$9,981,009	\$12,451,365	\$10,445,694	-16%	5%
Winnona Park*	\$706,050	\$772,840	\$733,106	-5%	4%	27	39	38	-3%	41%	34	25	31	24%	-9%	\$24,005,700	\$19,321,000	\$22,726,286	18%	-5%
Totals	\$499,302	\$514,222	\$551,414	7%	10%	47	50	45	-11%	-4%	2,173	2,121	2,347	11%	8%	\$1,084,983,554	\$1,090,665,908	\$1,294,169,482	19%	19%

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

Average Sales Price



Units Sold

