

Adams Realtors Intown Market Survey

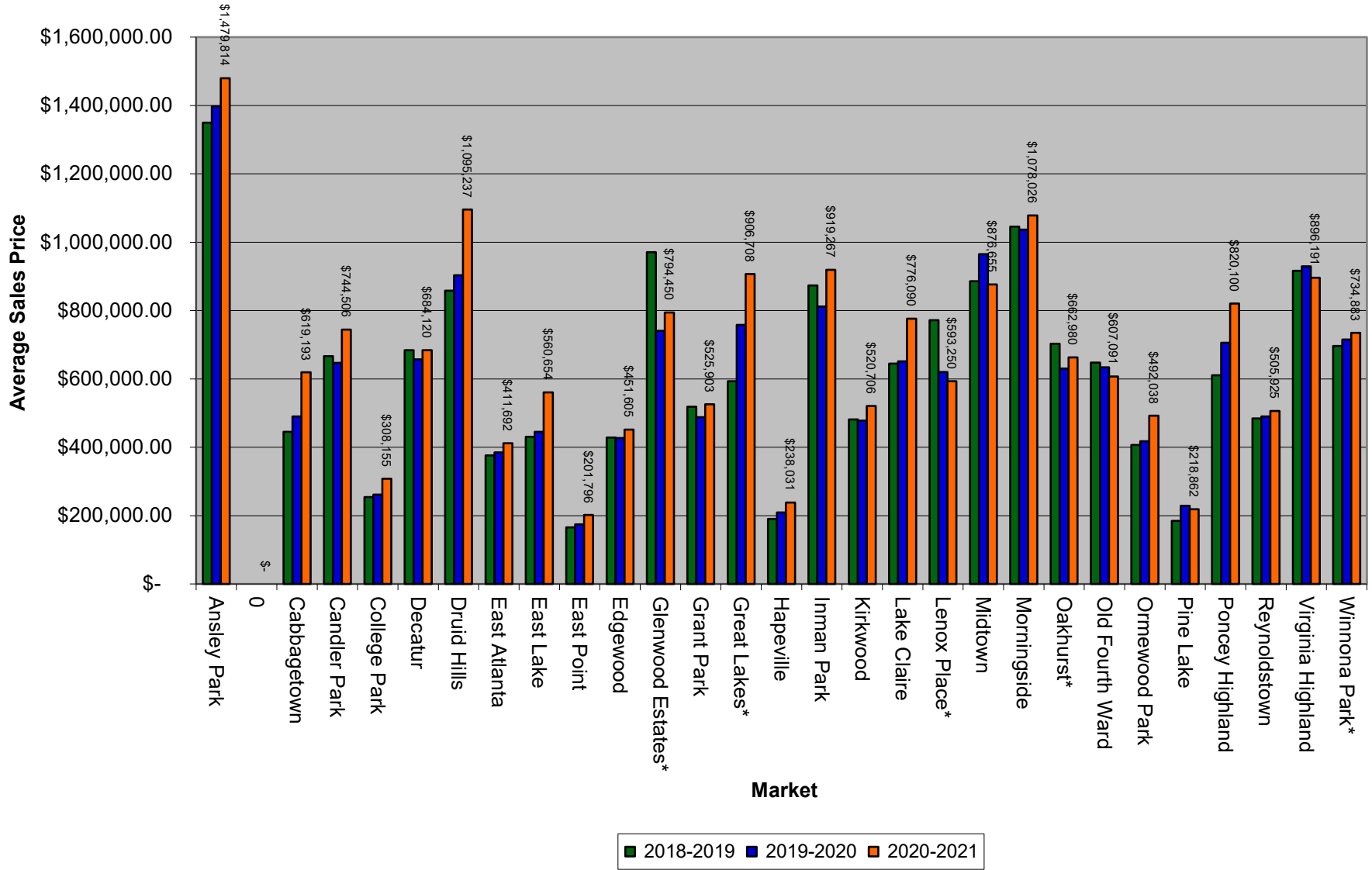
Single Family Residential Detached Sales

As of February 1, 2021

Market	Average Sales Price			1 Yr		Days on Market			1 Yr		2 Yr		1 Yr		2 Yr		Sales Volume			1 Yr		2 Yr	
	2018-2019	2019-2020	2020-2021	Change	Change	2018-2019	2019-2020	2020-2021	Change	Change	2018-2019	2019-2020	2020-2021	Change	Change	2018-2019	2019-2020	2020-2021	Change	Change			
Ansley Park	\$1,349,800	\$1,397,911	\$1,479,814	6%	6%	122	55	84	49%	-28%	30	22	32	22%	-13%	\$40,494,000	\$30,754,042	\$47,354,048	54%	17%			
Adair Park	\$287,855	\$288,134	\$350,545	25%	20%	32	41	32	-20%	7%	29	29	29	-19%	-7%	\$8,347,795	\$8,355,886	\$10,165,805	22%	22%			
Avondale Estates	\$426,575	\$453,600	\$470,993	3%	10%	34	34	32	-9%	-14%	79	70	104	40%	30%	\$33,699,425	\$31,752,000	\$48,983,272	54%	45%			
Cabbagetown	\$445,223	\$490,046	\$619,193	29%	32%	27	40	50	23%	253%	18	29	18	28%	18%	\$8,014,014	\$14,211,334	\$11,145,474	-22%	39%			
Candler Park	\$666,581	\$647,191	\$744,506	14%	12%	19	26	21	-19%	0%	39	49	48	-4%	20%	\$25,996,659	\$31,712,359	\$35,736,288	13%	37%			
Capitol View	\$265,209	\$253,933	\$285,887	12%	9%	29	37	40	11%	43%	33	52	48	-11%	42%	\$8,751,897	\$13,204,516	\$13,722,576	4%	57%			
Chosewood Park	\$268,807	\$325,976	\$387,815	8%	37%	27	23	48	100%	85%	14	17	24	47%	57%	\$3,763,298	\$5,541,592	\$9,307,560	68%	147%			
College Park	\$253,773	\$261,315	\$308,155	16%	15%	64	45	43	-2%	-35%	97	99	116	20%	20%	\$24,615,981	\$25,870,185	\$35,745,980	38%	45%			
Decatur	\$684,244	\$656,969	\$684,120	4%	0%	31	39	31	-23%	0%	220	220	248	14%	12%	\$150,533,680	\$144,533,180	\$169,661,760	17%	13%			
Druid Hills	\$858,121	\$903,393	\$1,095,237	26%	30%	49	50	45	-12%	-6%	96	70	100	36%	1%	\$82,379,616	\$63,237,510	\$109,523,700	73%	33%			
East Atlanta	\$376,458	\$384,469	\$411,692	7%	7%	26	36	23	-31%	-8%	123	128	115	-10%	-10%	\$46,304,334	\$49,212,032	\$47,344,580	-4%	2%			
East Lake	\$430,817	\$445,326	\$560,654	26%	29%	34	50	23	-54%	-36%	69	58	71	16%	-7%	\$29,726,373	\$25,828,908	\$39,806,434	54%	34%			
East Point	\$165,553	\$174,207	\$201,796	15%	22%	34	43	35	-5%	12%	345	350	356	6%	7%	\$57,115,785	\$60,972,450	\$71,839,376	18%	26%			
Edgewood	\$428,130	\$426,580	\$451,605	6%	5%	28	40	35	-5%	32%	68	65	76	36%	14%	\$29,112,840	\$27,727,700	\$34,321,980	24%	18%			
Glenwood Estates*	\$970,750	\$740,417	\$794,450	7%	-16%	17	34	34	0%	143%	4	6	8	33%	60%	\$3,883,000	\$4,442,502	\$6,355,600	43%	64%			
Glenwood Park	\$596,167	\$741,767	\$741,017	-3%	21%	26	46	40	-13%	54%	12	9	12	22%	-8%	\$7,154,004	\$6,675,903	\$8,892,204	33%	24%			
Grant Park	\$518,130	\$488,255	\$525,903	6%	4%	22	27	29	11%	25%	118	133	159	25%	39%	\$61,139,340	\$64,937,915	\$83,618,577	29%	37%			
Great Lakes*	\$593,353	\$757,850	\$906,708	23%	53%	62	28	32	19%	-48%	6	9	12	63%	117%	\$3,560,118	\$6,820,650	\$10,880,496	60%	206%			
Hapeville	\$190,254	\$209,239	\$238,031	16%	27%	41	43	38	-16%	-5%	58	68	52	-22%	-9%	\$11,034,732	\$14,228,252	\$12,377,612	-13%	12%			
Inman Park	\$873,513	\$811,948	\$919,267	5%	-1%	46	41	26	-21%	-33%	18	20	30	67%	67%	\$15,723,234	\$16,238,960	\$27,578,010	70%	75%			
Kirkwood	\$481,020	\$477,409	\$520,706	7%	10%	33	35	26	-25%	-18%	157	158	189	22%	28%	\$75,520,140	\$75,430,622	\$98,413,434	30%	30%			
Lake Claire	\$644,456	\$650,990	\$776,090	19%	21%	33	30	16	-48%	-60%	27	34	37	19%	31%	\$17,400,312	\$22,133,660	\$28,715,330	30%	65%			
Lenox Place*	\$771,714	\$620,243	\$593,250	-4%	-22%	33	35	15	-57%	-55%	14	8	4	-50%	-73%	\$10,803,996	\$4,961,944	\$2,373,000	-52%	-78%			
Midtown	\$886,099	\$964,924	\$876,655	-5%	8%	28	47	29	-38%	0%	24	24	23	-28%	-28%	\$21,266,376	\$23,158,176	\$20,163,065	-13%	-5%			
Morningside	\$1,045,290	\$1,036,646	\$1,078,026	5%	5%	50	46	40	-17%	-22%	144	180	184	2%	28%	\$150,521,760	\$186,596,280	\$198,356,784	6%	32%			
Oakhurst*	\$702,843	\$630,061	\$662,980	7%	-6%	26	43	22	-52%	-8%	60	61	73	11%	17%	\$42,170,580	\$38,433,721	\$48,397,540	26%	15%			
Oakland City	\$164,545	\$198,474	\$250,610	26%	60%	19	44	39	0%	128%	35	48	63	36%	94%	\$5,759,075	\$9,526,752	\$15,788,430	66%	174%			
Old Fourth Ward	\$647,368	\$634,138	\$607,091	-4%	-8%	37	36	27	-23%	-29%	33	44	58	24%	56%	\$21,363,144	\$27,902,072	\$35,211,278	26%	65%			
Ormewood Park	\$406,308	\$417,204	\$492,038	17%	21%	29	30	20	-32%	-28%	79	77	82	16%	9%	\$32,098,332	\$32,124,708	\$40,347,116	26%	26%			
Peoplestown	\$302,224	\$360,293	\$333,494	-8%	22%	30	39	25	-40%	4%	21	29	16	-48%	-25%	\$6,346,704	\$10,448,497	\$5,335,904	-49%	-16%			
Pine Lake	\$184,559	\$228,741	\$218,862	-4%	19%	42	60	31	-48%	-21%	22	17	17	0%	-29%	\$4,060,298	\$3,888,597	\$3,720,654	-4%	-8%			
Poncey Highland	\$610,433	\$706,000	\$820,100	16%	34%	64	34	26	-24%	-59%	9	6	9	50%	0%	\$5,493,897	\$4,236,000	\$7,380,900	74%	34%			
Reynoldstown	\$484,306	\$489,911	\$505,925	2%	4%	22	32	24	-22%	14%	32	46	36	-22%	9%	\$15,497,792	\$22,535,906	\$18,213,300	-19%	18%			
Summerhill	\$359,194	\$375,563	\$440,833	21%	19%	15	43	45	-7%	180%	21	19	24	44%	30%	\$7,543,074	\$7,135,697	\$10,579,992	48%	40%			
Sylvan Hills	\$196,769	\$230,988	\$246,633	4%	26%	22	60	30	-48%	19%	57	53	61	33%	8%	\$11,215,833	\$12,242,364	\$15,044,613	23%	34%			
Virginia Highland	\$915,905	\$929,562	\$896,191	-3%	0%	41	36	43	19%	-10%	82	90	77	-14%	-7%	\$75,104,210	\$83,660,580	\$69,006,707	-18%	-8%			
Westview	\$273,981	\$293,873	\$299,297	5%	7%	26	46	40	0%	67%	58	80	62	-28%	-3%	\$15,890,898	\$23,509,840	\$18,556,414	-21%	17%			
West End	\$281,715	\$266,051	\$260,679	-2%	-8%	30	41	35	-12%	23%	42	46	48	7%	7%	\$11,832,030	\$12,238,346	\$12,512,592	2%	6%			
Winnona Park*	\$696,616	\$714,979	\$734,883	3%	5%	23	43	41	2%	64%	32	24	36	31%	10%	\$22,291,712	\$17,159,496	\$26,455,788	54%	19%			
Totals	\$504,808	\$512,604	\$564,297	10%	12%	46	51	41	-20%	-11%	2,115	2,187	2,367	8%	12%	\$1,067,669,680	\$1,121,065,872	\$1,335,691,973	19%	25%			

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

Average Sales Price



Units Sold

