

# Adams Realtors Intown Market Survey

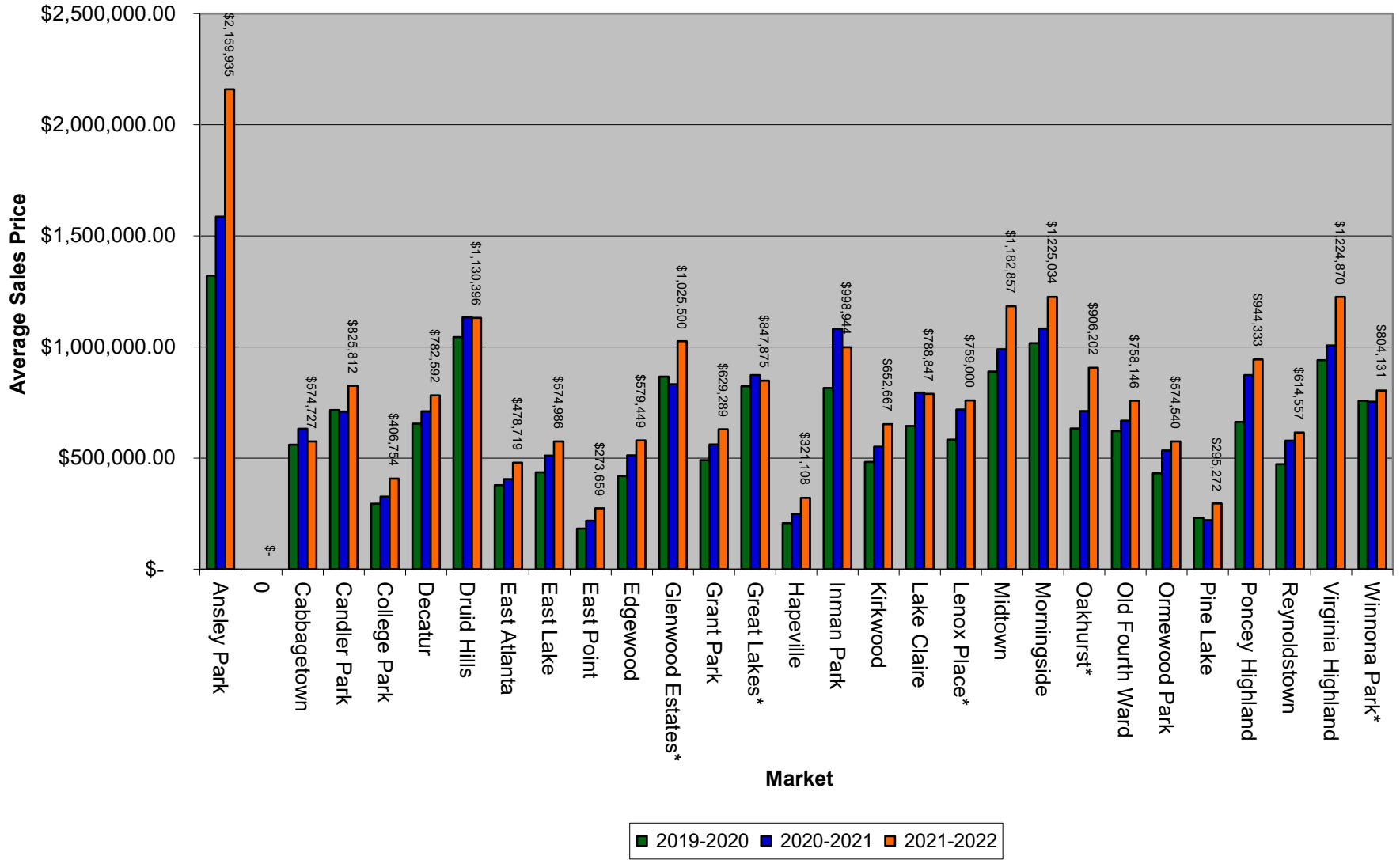
Single Family Residential Detached Sales

As of July 1, 2022

| 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 |
|-------------------|---------------------|------------------|------------------|-------------|-------------|----------------|-----------|-----------|-------------|-------------|--------------|--------------|--------------|-------------|-------------|------------------------|------------------------|------------------------|-------------|-------------|
|                   | 2019-2020           | 2020-2021        | 2021-2022        |             |             | 2019-2020      | 2020-2021 | 2021-2022 |             |             | 2019-2020    | 2020-2021    | 2021-2022    |             |             | 2019-2020              | 2020-2021              | 2021-2022              |             |             |
| Ansley Park       | \$1,320,877         | \$1,587,028      | \$2,159,935      | 36%         | 64%         | 87             | 65        | 31        | -52%        | -64%        | 22           | 37           | 31           | -16%        | 41%         | \$29,059,294           | \$58,720,036           | \$66,957,985           | 14%         | 130%        |
| Adair Park        | \$274,200           | \$372,494        | \$422,233        | 13%         | 54%         | 42             | 35        | 32        | -9%         | -24%        | 24           | 31           | 27           | -13%        | 13%         | \$6,580,800            | \$11,547,314           | \$11,400,291           | -1%         | 73%         |
| Avondale Estates  | \$441,413           | \$508,110        | \$577,314        | 14%         | 31%         | 37             | 25        | 16        | -36%        | -57%        | 72           | 118          | 113          | -4%         | 57%         | \$31,781,736           | \$59,956,980           | \$65,236,482           | 9%          | 105%        |
| Cabbagetown       | \$560,354           | \$631,521        | \$574,727        | -9%         | 3%          | 46             | 36        | 15        | -58%        | -67%        | 24           | 19           | 11           | 28%         | -54%        | \$13,448,496           | \$11,998,899           | \$6,321,997            | -47%        | -53%        |
| Candler Park      | \$716,313           | \$709,171        | \$825,812        | 16%         | 15%         | 24             | 20        | 16        | -20%        | -33%        | 41           | 51           | 42           | -18%        | 2%          | \$29,368,833           | \$36,167,721           | \$34,684,104           | -4%         | 18%         |
| Capitol View      | \$260,393           | \$308,480        | \$381,948        | 24%         | 47%         | 34             | 43        | 27        | -37%        | -21%        | 45           | 45           | 33           | -27%        | -27%        | \$11,717,685           | \$13,881,600           | \$12,604,284           | -9%         | 8%          |
| Chosewood Park    | \$355,900           | \$383,508        | \$555,350        | 45%         | 56%         | 45             | 31        | 18        | -42%        | -60%        | 18           | 24           | 10           | -58%        | -44%        | \$6,406,200            | \$9,204,192            | \$5,553,500            | -40%        | -13%        |
| College Park      | \$293,932           | \$326,838        | \$406,754        | 24%         | 38%         | 45             | 42        | 33        | -21%        | -27%        | 102          | 112          | 82           | -27%        | -20%        | \$29,981,064           | \$36,605,856           | \$33,353,828           | -9%         | 11%         |
| Decatur           | \$654,055           | \$709,943        | \$782,592        | 10%         | 20%         | 33             | 26        | 17        | -35%        | -48%        | 223          | 293          | 252          | -14%        | 13%         | \$145,854,265          | \$208,013,299          | \$197,213,184          | -5%         | 35%         |
| Druid Hills       | \$1,044,402         | \$1,132,640      | \$1,130,396      | 0%          | 8%          | 47             | 43        | 33        | -23%        | -30%        | 64           | 83           | 77           | -7%         | 20%         | \$66,841,728           | \$94,009,120           | \$87,040,492           | -7%         | 30%         |
| East Atlanta      | \$377,631           | \$405,411        | \$478,719        | 18%         | 27%         | 39             | 23        | 19        | -17%        | -51%        | 192          | 194          | 157          | -19%        | -18%        | \$72,505,152           | \$78,649,734           | \$75,158,883           | -4%         | 4%          |
| East Lake         | \$435,900           | \$510,426        | \$574,986        | 13%         | 32%         | 48             | 19        | 19        | 0%          | -60%        | 85           | 109          | 70           | -36%        | -18%        | \$37,051,500           | \$55,636,434           | \$40,249,020           | -28%        | 9%          |
| East Point        | \$183,133           | \$218,659        | \$273,659        | 25%         | 49%         | 43             | 29        | 21        | -28%        | -51%        | 388          | 482          | 403          | -16%        | 4%          | \$71,055,604           | \$105,393,638          | \$110,284,577          | 5%          | 55%         |
| Edgewood          | \$419,130           | \$511,884        | \$579,449        | 13%         | 38%         | 48             | 20        | 17        | -15%        | -65%        | 82           | 73           | 66           | -10%        | -20%        | \$34,368,660           | \$37,367,532           | \$38,243,634           | 2%          | 11%         |
| Glenwood Estates* | \$866,667           | \$832,777        | \$1,025,500      | 23%         | 18%         | 19             | 22        | 20        | -9%         | 5%          | 3            | 13           | 7            | -46%        | 133%        | \$2,600,001            | \$10,826,101           | \$7,178,500            | -34%        | 176%        |
| Glenwood Park     | \$735,388           | \$651,100        | \$848,253        | 30%         | 15%         | 55             | 29        | 11        | -62%        | -80%        | 8            | 15           | 17           | 13%         | 113%        | \$5,883,104            | \$9,766,500            | \$14,420,301           | 48%         | 145%        |
| Grant Park        | \$490,844           | \$561,248        | \$629,289        | 12%         | 28%         | 31             | 25        | 14        | -44%        | -55%        | 139          | 190          | 137          | -28%        | -1%         | \$68,227,316           | \$106,637,120          | \$86,212,593           | -19%        | 26%         |
| Great Lakes*      | \$823,250           | \$873,400        | \$847,875        | -3%         | 3%          | 23             | 32        | 10        | -69%        | -57%        | 11           | 10           | 12           | 20%         | 9%          | \$9,055,750            | \$8,734,000            | \$10,174,500           | 16%         | 12%         |
| Hapeville         | \$206,317           | \$247,683        | \$321,108        | 30%         | 56%         | 42             | 38        | 23        | -39%        | -45%        | 57           | 61           | 61           | 0%          | 7%          | \$11,760,069           | \$15,108,663           | \$19,587,588           | 30%         | 67%         |
| Inman Park        | \$814,745           | \$1,081,627      | \$998,944        | -8%         | 23%         | 34             | 19        | 25        | 32%         | -26%        | 28           | 37           | 27           | -27%        | -4%         | \$22,812,860           | \$40,020,199           | \$26,971,488           | -33%        | 18%         |
| Kirkwood          | \$482,735           | \$550,265        | \$652,667        | 19%         | 35%         | 35             | 18        | 16        | -11%        | -54%        | 186          | 166          | 150          | -10%        | -19%        | \$89,788,710           | \$91,343,990           | \$97,900,050           | 7%          | 9%          |
| Lake Claire       | \$643,992           | \$794,090        | \$788,847        | -1%         | 22%         | 27             | 14        | 13        | -7%         | -52%        | 31           | 42           | 37           | -12%        | 19%         | \$19,963,752           | \$33,351,780           | \$29,187,339           | -12%        | 46%         |
| Lenox Place*      | \$582,243           | \$718,286        | \$759,000        | 6%          | 30%         | 37             | 6         | 12        | 100%        | -68%        | 8            | 7            | 11           | 57%         | 38%         | \$4,657,944            | \$5,028,002            | \$8,349,000            | 66%         | 79%         |
| Midtown           | \$888,625           | \$990,002        | \$1,182,857      | 19%         | 33%         | 32             | 42        | 20        | -52%        | -38%        | 12           | 40           | 32           | -20%        | 167%        | \$10,663,500           | \$39,600,080           | \$37,851,424           | -4%         | 255%        |
| Morningside       | \$1,016,601         | \$1,082,707      | \$1,225,034      | 13%         | 21%         | 45             | 34        | 26        | -24%        | -42%        | 173          | 221          | 197          | -11%        | 14%         | \$175,871,973          | \$239,278,247          | \$241,331,698          | 1%          | 37%         |
| Oakhurst*         | \$632,578           | \$711,686        | \$906,202        | 27%         | 43%         | 29             | 19        | 10        | -47%        | -66%        | 69           | 73           | 50           | -32%        | -28%        | \$43,647,882           | \$51,953,078           | \$45,310,100           | -13%        | 4%          |
| Oakland City      | \$217,234           | \$273,022        | \$367,560        | 35%         | 69%         | 42             | 41        | 26        | -37%        | -38%        | 59           | 62           | 64           | 3%          | 8%          | \$12,816,806           | \$16,927,364           | \$23,523,840           | 39%         | 84%         |
| Old Fourth Ward   | \$621,321           | \$667,722        | \$758,146        | 14%         | 22%         | 29             | 25        | 21        | -16%        | -28%        | 41           | 59           | 36           | -39%        | -12%        | \$25,474,161           | \$39,395,598           | \$27,293,256           | -31%        | 7%          |
| Ormewood Park     | \$431,072           | \$533,906        | \$574,540        | 8%          | 33%         | 34             | 15        | 11        | -27%        | -68%        | 75           | 101          | 92           | -9%         | 23%         | \$32,330,400           | \$53,924,506           | \$52,857,680           | -2%         | 63%         |
| Peplestown        | \$330,247           | \$348,311        | \$424,183        | 22%         | 28%         | 32             | 32        | 35        | 9%          | 9%          | 19           | 27           | 23           | -15%        | 21%         | \$6,274,693            | \$9,404,397            | \$9,756,209            | 4%          | 55%         |
| Pine Lake         | \$231,174           | \$220,462        | \$295,272        | 34%         | 28%         | 43             | 26        | 22        | -15%        | -49%        | 17           | 12           | 18           | 50%         | 6%          | \$3,929,958            | \$2,645,544            | \$5,314,896            | 101%        | 35%         |
| Poncey Highland   | \$661,992           | \$873,423        | \$944,333        | 8%          | 43%         | 31             | 41        | 19        | -54%        | -39%        | 12           | 13           | 6            | -54%        | -50%        | \$7,943,904            | \$11,354,499           | \$5,665,998            | -50%        | -29%        |
| Reynoldstown      | \$472,014           | \$578,156        | \$614,557        | 6%          | 30%         | 33             | 24        | 15        | -38%        | -55%        | 42           | 39           | 28           | -28%        | -33%        | \$19,824,588           | \$22,548,084           | \$17,207,596           | -24%        | -13%        |
| Summerhill        | \$386,338           | \$456,073        | \$520,440        | 14%         | 35%         | 38             | 54        | 12        | -78%        | -68%        | 26           | 26           | 33           | 27%         | 27%         | \$10,044,788           | \$11,857,898           | \$17,174,520           | 45%         | 71%         |
| Sylvan Hills      | \$232,558           | \$259,134        | \$344,556        | 33%         | 48%         | 39             | 28        | 21        | -25%        | -46%        | 61           | 58           | 69           | 19%         | 13%         | \$14,186,038           | \$15,029,772           | \$23,774,364           | 58%         | 68%         |
| Virginia Highland | \$939,940           | \$1,006,260      | \$1,224,870      | 22%         | 30%         | 44             | 29        | 13        | -55%        | -70%        | 77           | 87           | 76           | -13%        | -1%         | \$72,375,380           | \$87,544,620           | \$93,090,120           | 6%          | 29%         |
| Westview          | \$306,395           | \$324,673        | \$394,598        | 22%         | 29%         | 45             | 30        | 19        | -37%        | -58%        | 78           | 72           | 63           | -13%        | -19%        | \$23,898,810           | \$23,376,456           | \$24,859,674           | 6%          | 4%          |
| West End          | \$244,156           | \$308,307        | \$365,199        | 18%         | 50%         | 45             | 31        | 28        | -10%        | -38%        | 45           | 72           | 47           | -35%        | 4%          | \$10,987,020           | \$22,198,104           | \$17,164,353           | -23%        | 56%         |
| Winnona Park*     | \$758,482           | \$753,546        | \$804,131        | 7%          | 6%          | 37             | 35        | 14        | -60%        | -62%        | 28           | 42           | 26           | -38%        | -7%         | \$21,237,496           | \$31,648,932           | \$20,907,406           | -34%        | -2%         |
| <b>Totals</b>     | <b>\$500,807</b>    | <b>\$580,047</b> | <b>\$661,845</b> | <b>14%</b>  | <b>32%</b>  | <b>48</b>      | <b>37</b> | <b>26</b> | <b>-31%</b> | <b>-47%</b> | <b>2,315</b> | <b>2,781</b> | <b>2,353</b> | <b>-18%</b> | <b>2%</b>   | <b>\$1,159,369,222</b> | <b>\$1,613,111,560</b> | <b>\$1,557,321,296</b> | <b>-3%</b>  | <b>34%</b>  |

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

## Average Sales Price



## Units Sold

