

# Adams Realtors Intown Market Survey

Single Family Residential Detached Sales

As of August 1, 2022

Market	Average Sales Price			1 Yr Change	2 Yr Change	Days on Market			1 Yr Change	2 Yr Change	# Units				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	1 Yr Change	2 Yr Change	2019-2020	2020-2021			2021-2022
Ansley Park	\$1,416,164	\$1,566,188	\$2,172,823	39%	53%	85	58	31	-47%	-64%	25	32	31	-3%	24%	\$35,404,100	\$50,118,016	\$67,357,513	34%	90%
Adair Park	\$292,416	\$381,479	\$411,057	8%	41%	35	43	23	-47%	-34%	25	33	23	-30%	-8%	\$7,310,400	\$12,588,807	\$9,454,311	-25%	29%
Avondale Estates	\$441,296	\$514,042	\$586,863	14%	33%	36	25	16	-36%	-56%	75	119	111	-7%	48%	\$33,097,200	\$61,170,998	\$65,141,793	6%	97%
Cabbagetown	\$545,674	\$622,445	\$589,667	-5%	8%	49	30	14	-53%	-71%	23	20	9	28%	-61%	\$12,550,502	\$12,448,900	\$5,307,003	-57%	-58%
Candler Park	\$721,520	\$692,334	\$844,074	22%	17%	24	22	15	-32%	-38%	42	44	42	-5%	0%	\$30,303,840	\$30,462,696	\$35,451,108	16%	17%
Capitol View	\$265,766	\$313,665	\$389,494	24%	47%	38	37	27	-27%	-29%	48	40	33	-18%	-31%	\$12,756,768	\$12,546,600	\$12,853,302	2%	1%
Chosewood Park	\$363,700	\$376,800	\$581,667	54%	60%	44	27	18	-33%	-59%	21	21	9	-57%	-57%	\$7,637,700	\$7,912,800	\$5,235,003	-34%	-31%
College Park	\$307,771	\$327,472	\$406,440	24%	32%	50	35	32	-9%	-36%	102	111	87	-22%	-15%	\$31,392,642	\$36,349,392	\$35,360,280	-3%	13%
Decatur	\$662,221	\$713,858	\$803,807	13%	21%	32	25	17	-32%	-47%	236	287	243	-15%	3%	\$156,284,156	\$204,877,246	\$195,325,101	-5%	25%
Druid Hills	\$1,009,335	\$1,159,929	\$1,159,796	0%	15%	45	40	34	-15%	-24%	65	83	71	-14%	9%	\$65,606,775	\$96,274,107	\$82,345,516	-14%	26%
East Atlanta	\$372,109	\$414,127	\$480,545	16%	29%	39	22	19	-14%	-51%	186	193	157	-19%	-16%	\$69,212,274	\$79,926,511	\$75,445,565	-6%	9%
East Lake	\$452,567	\$508,528	\$582,550	15%	29%	46	20	18	-10%	-61%	87	105	71	-32%	-18%	\$39,373,329	\$53,395,440	\$41,361,050	-23%	5%
East Point	\$186,308	\$223,352	\$277,876	24%	49%	42	27	21	-22%	-50%	430	446	382	-14%	-11%	\$80,112,440	\$99,614,992	\$106,148,632	7%	32%
Edgewood	\$422,567	\$506,311	\$580,455	15%	37%	49	20	17	-15%	-65%	79	75	70	-7%	-11%	\$33,382,793	\$37,973,325	\$40,631,850	7%	22%
Glenwood Estates*	\$843,000	\$815,650	\$1,127,250	38%	34%	22	24	11	-54%	-50%	4	14	6	-57%	50%	\$3,372,000	\$11,419,100	\$6,763,500	-41%	101%
Glenwood Park	\$697,456	\$706,767	\$822,363	16%	18%	57	22	12	-45%	-79%	9	15	16	7%	78%	\$6,277,104	\$10,601,505	\$13,157,808	24%	110%
Grant Park	\$488,136	\$567,425	\$642,386	13%	32%	33	23	14	-39%	-58%	141	191	129	-32%	-9%	\$68,827,176	\$108,378,175	\$82,867,794	-24%	20%
Great Lakes*	\$824,614	\$895,900	\$865,875	-3%	5%	26	29	10	-66%	-62%	11	10	12	20%	9%	\$9,070,754	\$8,959,000	\$10,390,500	16%	15%
Hapeville	\$203,482	\$252,642	\$320,865	27%	58%	45	33	23	-30%	-49%	64	56	63	13%	-2%	\$13,022,848	\$14,147,952	\$20,214,495	43%	55%
Inman Park	\$803,202	\$1,085,816	\$1,039,518	-4%	29%	34	17	25	47%	-26%	29	37	28	-24%	-3%	\$23,292,858	\$40,175,192	\$29,106,504	-28%	25%
Kirkwood	\$484,852	\$554,860	\$673,201	21%	39%	36	14	16	14%	-56%	198	153	145	-5%	-27%	\$96,000,696	\$84,893,580	\$97,614,145	15%	2%
Lake Claire	\$628,149	\$790,609	\$803,323	2%	28%	26	13	14	8%	-46%	32	44	32	-27%	0%	\$20,100,768	\$34,786,796	\$25,706,336	-26%	28%
Lenox Place*	\$585,991	\$736,750	\$766,667	4%	31%	42	8	12	50%	-71%	6	8	9	13%	50%	\$3,515,946	\$5,894,000	\$6,900,003	17%	96%
Midtown	\$825,813	\$1,024,214	\$1,205,463	18%	46%	28	44	18	-59%	-36%	16	40	29	-28%	81%	\$13,213,008	\$40,968,560	\$34,958,427	-15%	165%
Morningside	\$994,639	\$1,097,444	\$1,235,565	13%	24%	44	33	25	-24%	-43%	182	218	183	-16%	1%	\$181,024,298	\$239,242,792	\$226,108,395	-5%	25%
Oakhurst*	\$642,135	\$735,788	\$945,096	28%	47%	28	19	9	-53%	-68%	76	70	45	-36%	-41%	\$48,802,260	\$51,505,160	\$42,529,320	-17%	-13%
Oakland City	\$236,143	\$267,708	\$366,275	37%	55%	38	43	25	-42%	-34%	66	52	69	33%	5%	\$15,585,438	\$13,920,816	\$25,272,975	82%	62%
Old Fourth Ward	\$604,106	\$701,273	\$777,726	11%	29%	28	24	24	0%	-14%	46	58	32	-45%	-30%	\$27,788,876	\$40,673,834	\$24,887,232	-39%	-10%
Ormewood Park	\$447,835	\$526,234	\$581,684	11%	30%	31	16	12	-25%	-61%	79	96	90	-6%	14%	\$35,378,965	\$50,518,464	\$52,351,560	4%	48%
Peoplestown	\$333,435	\$349,654	\$435,601	25%	31%	34	31	33	6%	-3%	20	28	23	-18%	15%	\$6,668,700	\$9,790,312	\$10,018,823	2%	50%
Pine Lake	\$227,629	\$234,595	\$292,884	25%	29%	46	15	24	60%	-48%	19	11	19	73%	0%	\$4,324,951	\$2,580,545	\$5,564,796	116%	29%
Poncey Highland	\$661,992	\$873,423	\$1,009,429	16%	52%	31	41	17	-59%	-45%	12	13	7	-46%	-42%	\$7,943,904	\$11,354,499	\$7,066,003	-38%	-11%
Reynoldstown	\$479,102	\$614,677	\$588,744	-4%	23%	33	23	16	-30%	-52%	41	39	25	-36%	-39%	\$19,643,182	\$23,972,403	\$14,718,600	-39%	-25%
Summerhill	\$389,886	\$457,301	\$529,680	16%	36%	38	54	9	-83%	-76%	28	27	30	11%	7%	\$10,916,808	\$12,347,127	\$15,890,400	29%	46%
Sylvan Hills	\$230,702	\$279,578	\$352,715	26%	53%	38	25	20	-20%	-47%	69	56	66	18%	-4%	\$15,918,438	\$15,656,368	\$23,279,190	49%	46%
Virginia Highland	\$950,113	\$1,025,401	\$1,256,880	23%	32%	50	22	13	-41%	-74%	76	87	68	-22%	-11%	\$72,208,588	\$89,209,887	\$85,467,840	-4%	18%
Westview	\$307,951	\$329,279	\$401,045	22%	30%	46	29	20	-31%	-57%	73	75	60	-20%	-18%	\$22,480,423	\$24,695,925	\$24,062,700	-3%	7%
West End	\$250,635	\$317,184	\$357,615	13%	43%	40	31	29	-6%	-28%	48	74	42	-43%	-13%	\$12,030,480	\$23,471,616	\$15,019,830	-36%	25%
Winnona Park*	\$747,845	\$761,227	\$860,640	13%	15%	37	32	11	-66%	-70%	33	36	27	-25%	-18%	\$24,678,885	\$27,404,172	\$23,237,280	-15%	-6%
<b>Totals</b>	<b>\$498,683</b>	<b>\$589,895</b>	<b>\$668,645</b>	<b>13%</b>	<b>34%</b>	<b>48</b>	<b>35</b>	<b>25</b>	<b>-29%</b>	<b>-48%</b>	<b>2,427</b>	<b>2,702</b>	<b>2,266</b>	<b>-16%</b>	<b>-7%</b>	<b>\$1,210,304,515</b>	<b>\$1,593,896,916</b>	<b>\$1,515,150,262</b>	<b>-5%</b>	<b>25%</b>

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