

Adams Realtors Intown Market Survey

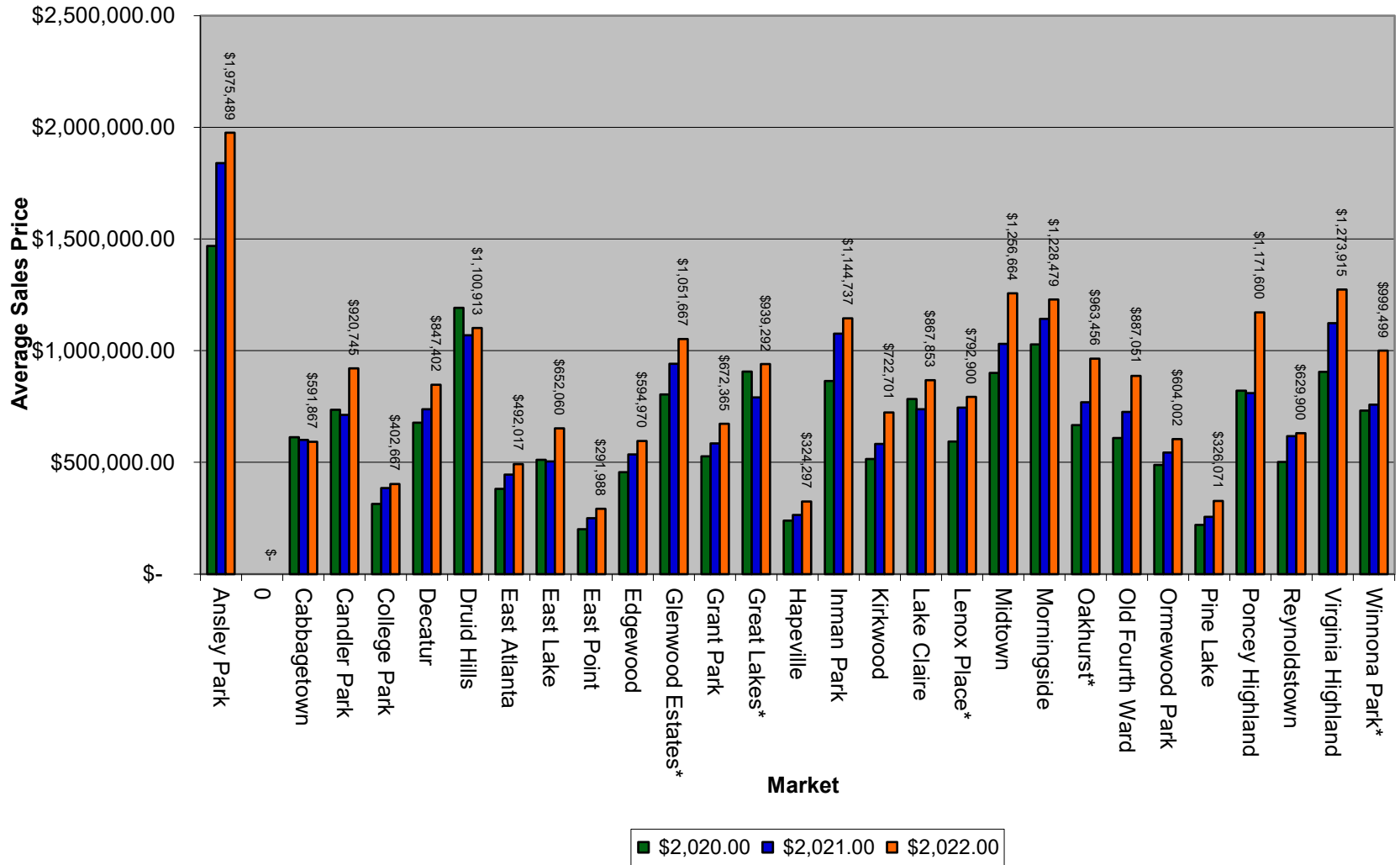
Single Family Residential Detached Sales

As of January, 2023

Market	Average Sales Price				Days on Market				# Units				Sales Volume							
	2020	2021	2022	1 Yr Change	2 Yr Change	2020	2021	2022	1 Yr Change	2 Yr Change	2020	2021	2022	1 Yr Change	2 Yr Change	2020	2021	2022	1 Yr Change	2 Yr Change
Ansley Park	\$1,468,805	\$1,840,026	\$1,975,489	7%	34%	85	48	34	-29%	-60%	28	38	27	-29%	-4%	\$41,126,540	\$69,920,988	\$53,338,203	-24%	30%
Adair Park	\$353,359	\$372,097	\$473,632	27%	34%	33	37	49	32%	48%	27	30	22	-27%	-19%	\$9,540,693	\$11,162,910	\$10,419,904	-7%	9%
Avondale Estates	\$461,035	\$562,418	\$622,482	11%	35%	30	21	21	0%	-30%	108	104	116	12%	7%	\$49,791,780	\$58,491,472	\$72,207,912	23%	45%
Cabbagetown	\$612,474	\$600,112	\$591,867	-1%	-3%	53	14	39	179%	-26%	20	17	15	28%	-25%	\$12,249,480	\$10,201,904	\$8,878,005	-13%	-28%
Candler Park	\$735,129	\$712,458	\$920,745	29%	25%	21	19	16	-16%	-24%	49	38	40	5%	-18%	\$36,021,321	\$27,073,404	\$36,829,800	36%	2%
Capitol View	\$285,474	\$347,194	\$406,550	17%	42%	39	41	24	-41%	-38%	48	34	30	-12%	-38%	\$13,702,752	\$11,804,596	\$12,196,500	3%	-11%
Chosewood Park	\$367,611	\$423,643	\$445,118	5%	21%	50	21	15	-29%	-70%	22	15	11	-27%	-50%	\$8,087,442	\$6,354,645	\$4,896,298	-23%	-39%
College Park	\$313,236	\$384,237	\$402,667	5%	29%	45	32	34	6%	-24%	115	90	78	-13%	-32%	\$36,022,140	\$34,581,330	\$31,408,026	-9%	-13%
Decatur	\$677,588	\$737,510	\$847,402	15%	25%	31	22	17	-23%	-45%	257	280	209	-25%	-19%	\$174,140,116	\$206,502,800	\$177,107,018	-14%	2%
Druid Hills	\$1,191,877	\$1,068,990	\$1,100,913	3%	-8%	48	32	37	16%	-23%	85	68	69	1%	-19%	\$101,309,545	\$72,691,320	\$75,962,997	5%	-25%
East Atlanta	\$361,084	\$444,609	\$492,017	11%	29%	30	21	20	-5%	-33%	194	170	133	-22%	-31%	\$73,930,296	\$75,583,530	\$65,438,261	-13%	-11%
East Lake	\$511,073	\$503,432	\$652,060	30%	28%	22	20	20	0%	-9%	96	85	67	-21%	-30%	\$49,063,008	\$42,791,720	\$43,688,020	2%	-1%
East Point	\$200,259	\$249,073	\$291,988	17%	46%	36	22	23	5%	-36%	472	384	339	-12%	-28%	\$94,522,248	\$95,644,032	\$98,983,932	3%	5%
Edgewood	\$455,044	\$534,477	\$594,970	11%	31%	37	16	18	13%	-51%	84	69	61	-12%	-27%	\$38,223,696	\$36,878,913	\$36,293,170	-2%	-6%
Glenwood Estates*	\$803,400	\$940,818	\$1,051,667	12%	31%	32	17	4	-76%	-88%	9	11	3	-73%	-67%	\$7,230,600	\$10,348,998	\$3,155,001	-70%	-56%
Glenwood Park	\$708,708	\$774,215	\$1,104,455	43%	56%	43	10	13	30%	-70%	13	13	11	-15%	-15%	\$9,213,204	\$10,064,795	\$12,149,005	21%	32%
Grant Park	\$527,000	\$584,243	\$672,365	15%	28%	43	18	17	-6%	-60%	163	171	116	-32%	-29%	\$85,901,000	\$99,905,553	\$77,994,340	-22%	-9%
Great Lakes*	\$906,577	\$789,944	\$939,292	19%	4%	32	12	11	-8%	-66%	13	9	12	33%	-8%	\$11,785,501	\$7,109,496	\$11,271,504	59%	-4%
Hapeville	\$238,600	\$263,413	\$324,297	23%	36%	39	25	24	-4%	-38%	59	45	65	44%	10%	\$14,077,400	\$11,853,585	\$21,079,305	78%	50%
Inman Park	\$864,117	\$1,076,344	\$1,144,737	6%	32%	31	27	8	-70%	-74%	30	38	19	-50%	-37%	\$25,923,510	\$40,901,072	\$21,750,003	-47%	-16%
Kirkwood	\$514,999	\$581,749	\$722,701	24%	40%	26	16	15	-6%	-42%	203	150	110	-27%	-46%	\$104,544,797	\$87,262,350	\$79,497,110	-9%	-24%
Lake Claire	\$782,880	\$737,627	\$867,853	18%	11%	16	12	24	100%	50%	41	29	39	34%	-5%	\$32,098,080	\$21,391,183	\$33,846,267	58%	5%
Lenox Place*	\$593,250	\$744,542	\$792,900	6%	34%	15	13	11	-15%	-27%	4	12	5	-58%	25%	\$2,373,000	\$8,934,504	\$3,964,500	-56%	67%
Midtown	\$899,925	\$1,030,666	\$1,256,664	22%	40%	30	39	23	-41%	-23%	19	35	33	-6%	74%	\$17,098,575	\$36,073,310	\$41,469,912	15%	143%
Morningside	\$1,027,573	\$1,142,277	\$1,228,479	8%	20%	38	30	24	-20%	-37%	194	209	154	-26%	-21%	\$199,349,162	\$238,735,893	\$189,185,766	-21%	-5%
Oakhurst*	\$666,657	\$769,191	\$963,456	25%	45%	22	13	14	8%	-36%	71	59	50	-15%	-30%	\$47,332,647	\$45,382,269	\$48,172,800	6%	2%
Oakland City	\$247,752	\$321,655	\$397,211	23%	60%	42	33	28	-15%	-33%	65	62	48	-23%	-26%	\$16,103,880	\$19,942,610	\$19,066,128	-4%	18%
Old Fourth Ward	\$608,531	\$724,846	\$887,051	22%	46%	27	21	26	24%	-4%	57	47	28	-40%	-51%	\$34,686,267	\$34,067,762	\$24,837,428	-27%	-28%
Ormewood Park	\$487,815	\$542,865	\$604,002	11%	24%	21	15	14	-7%	-33%	90	103	59	-43%	-34%	\$43,903,350	\$55,915,095	\$35,636,118	-36%	-19%
Peopletown	\$332,838	\$372,252	\$447,728	20%	35%	28	30	32	7%	14%	16	27	15	-44%	-6%	\$5,325,408	\$10,050,804	\$6,715,920	-33%	26%
Pine Lake	\$218,862	\$255,763	\$326,071	27%	49%	31	27	13	-52%	-58%	17	15	14	-7%	-18%	\$3,720,654	\$3,836,445	\$4,564,994	19%	23%
Poncey Highland	\$820,100	\$810,115	\$1,171,600	45%	43%	26	31	16	-48%	-38%	9	13	10	-23%	11%	\$7,380,900	\$10,531,495	\$11,716,000	11%	59%
Reynoldstown	\$501,723	\$617,493	\$629,900	2%	26%	25	25	16	-36%	-36%	35	32	24	-25%	-31%	\$17,560,305	\$19,759,776	\$15,117,600	-23%	-14%
Summerhill	\$423,143	\$482,281	\$513,952	7%	21%	48	29	18	-38%	-63%	28	25	23	-8%	-18%	\$11,848,004	\$12,057,025	\$11,820,896	-2%	0%
Sylvan Hills	\$244,418	\$287,708	\$345,958	20%	42%	31	21	24	14%	-23%	65	61	67	10%	3%	\$15,887,170	\$17,550,188	\$23,179,186	32%	46%
Virginia Highland	\$904,509	\$1,123,029	\$1,273,915	13%	41%	43	17	16	-6%	-63%	78	77	63	-18%	-19%	\$70,551,702	\$86,473,233	\$80,256,645	-7%	14%
Westview	\$298,928	\$373,834	\$406,550	9%	36%	43	18	18	0%	-58%	65	78	54	-31%	-17%	\$19,430,320	\$29,159,052	\$21,953,700	-25%	13%
West End	\$267,504	\$349,469	\$363,692	4%	36%	36	31	28	-10%	-22%	54	69	24	-65%	-56%	\$14,445,216	\$24,113,361	\$8,728,608	-64%	-40%
Winnona Park*	\$731,641	\$757,762	\$999,499	32%	37%	41	22	13	-41%	-68%	34	38	23	-39%	-32%	\$24,875,794	\$28,794,956	\$22,988,477	-20%	-8%
Totals	\$532,791	\$623,628	\$689,441	11%	29%	42	30	28	-7%	-33%	2,639	2,450	2,015	-18%	-24%	\$1,405,797,147	\$1,527,889,092	\$1,389,222,738	-9%	-1%

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

Average Sales Price



Units Sold

