

Adams Realtors Intown Market Survey

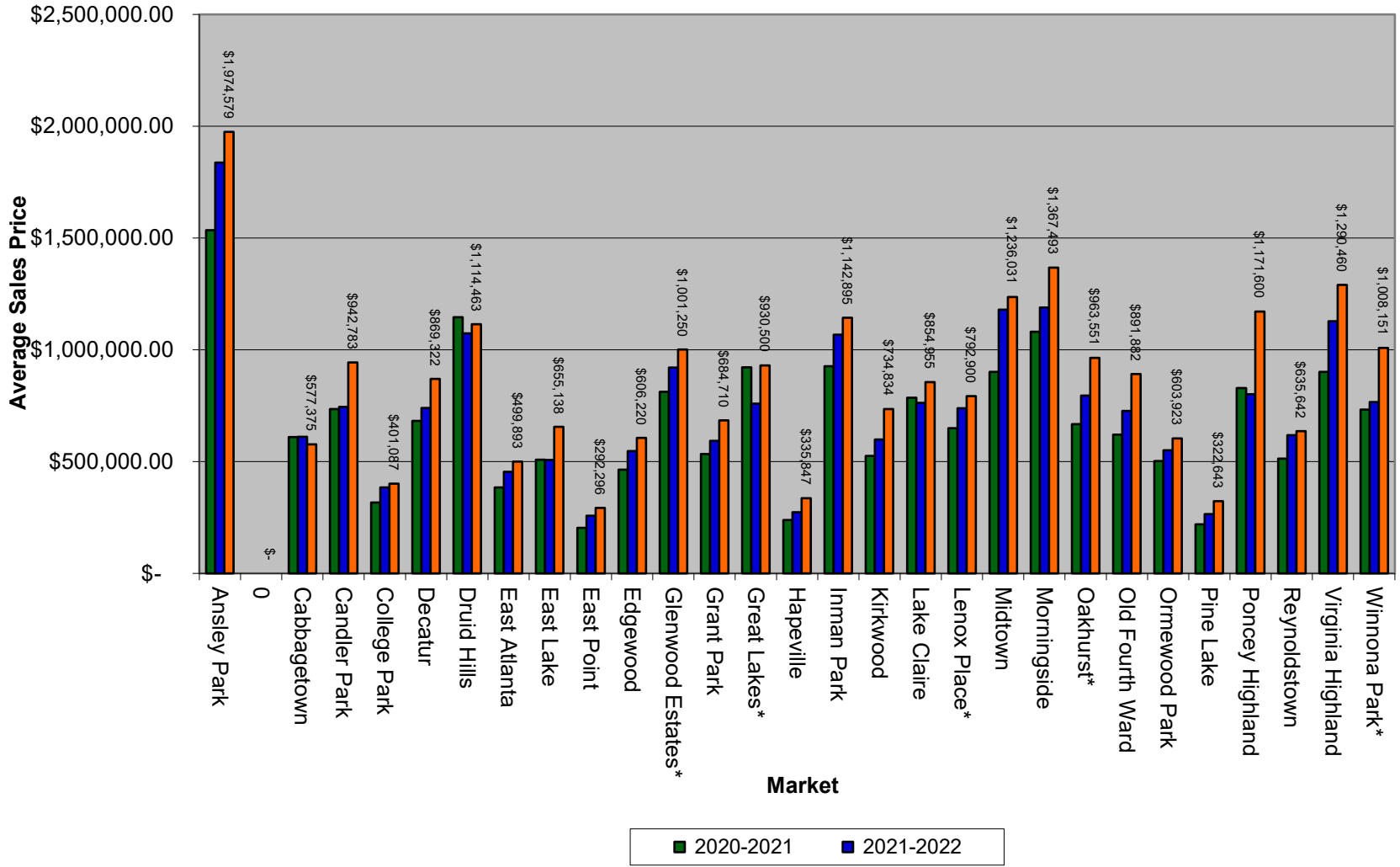
Single Family Residential Detached Sales

As of March, 2023

Market	Average Sales Price				Days on Market				# Units				Sales Volume							
	2020-2021	2021-2022	2022-2023	1 Yr Change	2020-2021	2021-2022	2022-2023	1 Yr Change	2020-2021	2021-2022	2022-2023	1 Yr Change	2020-2021	2021-2022	2022-2023	1 Yr Change				
Ansley Park	\$1,534,501	\$1,837,297	\$1,974,579	7%	29%	87	44	35	-20%	-60%	32	32	28	-13%	-13%	\$49,104,032	\$58,793,504	\$55,288,212	-6%	13%
Adair Park	\$352,991	\$385,554	\$486,444	26%	38%	32	40	50	25%	56%	32	26	28	8%	-13%	\$11,295,712	\$10,024,404	\$13,620,432	36%	21%
Avondale Estates	\$466,442	\$574,692	\$630,425	10%	35%	33	17	25	47%	-24%	108	119	95	-20%	-12%	\$50,375,736	\$68,388,348	\$59,890,375	-12%	19%
Cabbagetown	\$609,236	\$610,744	\$577,375	-5%	-5%	51	11	40	264%	-22%	19	16	16	0%	-16%	\$11,575,484	\$9,771,904	\$9,238,000	-5%	-20%
Candler Park	\$734,400	\$744,243	\$942,783	27%	28%	21	23	13	-43%	-38%	53	37	40	8%	-25%	\$38,923,200	\$27,536,991	\$37,711,320	37%	-3%
Capitol View	\$297,302	\$353,245	\$417,522	18%	40%	36	38	20	-47%	-44%	41	38	23	-39%	-44%	\$12,189,382	\$13,423,310	\$9,603,006	-28%	-21%
Chosewood Park	\$388,154	\$440,804	\$428,630	-3%	10%	45	20	17	-15%	-62%	23	12	10	-17%	-57%	\$8,927,542	\$5,289,648	\$4,286,300	-19%	-52%
College Park	\$317,465	\$384,870	\$401,087	4%	26%	45	31	35	13%	-22%	113	96	77	-20%	-32%	\$35,873,545	\$36,947,520	\$30,883,699	-16%	-14%
Decatur	\$682,052	\$740,315	\$869,322	17%	27%	29	21	19	-10%	-34%	261	265	205	-23%	-21%	\$178,015,572	\$196,183,475	\$178,211,010	-9%	0%
Druid Hills	\$1,146,114	\$1,073,940	\$1,114,463	4%	-3%	47	34	34	0%	-28%	88	77	57	-26%	-35%	\$100,858,032	\$82,693,380	\$63,524,391	-23%	-37%
East Atlanta	\$384,221	\$454,095	\$499,893	10%	30%	27	20	17	-15%	-37%	193	165	123	-25%	-36%	\$74,154,653	\$74,925,675	\$61,486,839	-18%	-17%
East Lake	\$508,331	\$507,046	\$655,138	29%	29%	22	18	23	28%	5%	105	75	69	-8%	-34%	\$53,374,755	\$38,028,450	\$45,204,522	19%	-15%
East Point	\$203,877	\$257,375	\$292,296	14%	43%	33	20	23	15%	-30%	449	399	311	-22%	-31%	\$91,540,773	\$102,692,625	\$90,904,056	-11%	-1%
Edgewood	\$464,313	\$546,636	\$606,220	11%	31%	31	14	21	50%	-32%	84	65	64	-2%	-24%	\$39,002,292	\$35,531,340	\$38,798,080	9%	-1%
Glenwood Estates*	\$811,733	\$920,400	\$1,001,250	9%	23%	27	18	11	-39%	-59%	9	10	4	-60%	-56%	\$7,305,597	\$9,204,000	\$4,005,000	-56%	-45%
Glenwood Park	\$681,086	\$847,733	\$1,016,727	20%	49%	35	11	12	9%	-66%	14	12	11	-8%	-21%	\$9,535,204	\$10,172,796	\$11,183,997	10%	17%
Grant Park	\$533,573	\$592,343	\$684,710	16%	28%	40	22	20	-9%	-50%	165	167	103	-38%	-38%	\$88,039,545	\$98,921,281	\$70,525,130	-29%	-20%
Great Lakes*	\$921,962	\$758,500	\$930,500	23%	1%	31	12	10	-17%	-68%	13	7	13	86%	0%	\$11,985,506	\$5,309,500	\$12,096,500	128%	1%
Hapeville	\$238,778	\$273,133	\$335,847	23%	41%	40	26	24	-8%	-40%	56	56	56	0%	0%	\$13,371,568	\$15,295,448	\$18,807,432	23%	41%
Inman Park	\$926,162	\$1,067,608	\$1,142,895	7%	23%	27	23	16	-30%	-41%	31	33	19	-42%	-39%	\$28,711,022	\$35,231,064	\$21,715,005	-38%	-24%
Kirkwood	\$525,714	\$599,241	\$734,834	23%	40%	23	15	17	13%	-26%	186	160	95	-41%	-49%	\$97,782,804	\$95,878,560	\$69,809,230	-27%	-29%
Lake Claire	\$785,108	\$763,040	\$854,955	12%	9%	15	13	25	92%	67%	40	29	38	31%	-5%	\$31,404,320	\$22,128,160	\$32,488,290	47%	3%
Lenox Place*	\$649,500	\$739,045	\$792,900	7%	22%	14	13	11	-15%	-21%	4	11	5	-55%	25%	\$2,598,000	\$8,129,495	\$3,964,500	-51%	53%
Midtown	\$901,423	\$1,179,338	\$1,236,031	5%	37%	37	25	24	-4%	-35%	25	29	29	0%	16%	\$22,535,575	\$34,200,802	\$35,844,899	5%	59%
Morningside	\$1,081,302	\$1,188,966	\$1,367,493	15%	26%	38	26	26	0%	-32%	186	201	132	-34%	-29%	\$201,122,172	\$238,982,166	\$180,509,076	-24%	-10%
Oakhurst*	\$667,074	\$794,605	\$963,551	21%	44%	23	11	17	55%	-26%	74	52	50	-4%	-32%	\$49,363,476	\$41,319,460	\$48,177,550	17%	-2%
Oakland City	\$254,952	\$330,245	\$389,260	18%	53%	38	31	29	-6%	-24%	64	56	54	-4%	-16%	\$16,316,928	\$18,493,720	\$21,020,040	14%	29%
Old Fourth Ward	\$620,721	\$726,061	\$891,882	23%	44%	27	22	27	23%	0%	58	45	29	-36%	-50%	\$36,001,818	\$32,672,745	\$25,864,578	-21%	-28%
Ormewood Park	\$502,172	\$550,960	\$603,923	10%	20%	18	14	16	14%	-11%	85	103	55	-47%	-35%	\$42,684,620	\$56,748,880	\$33,215,765	-41%	-22%
Peopletown	\$324,670	\$406,491	\$434,655	7%	34%	33	28	30	7%	-9%	20	22	15	-32%	-25%	\$6,493,400	\$8,942,802	\$6,519,825	-27%	0%
Pine Lake	\$218,862	\$264,653	\$322,643	22%	47%	31	26	13	-50%	-58%	17	16	14	-13%	-18%	\$3,720,654	\$4,234,448	\$4,517,002	7%	21%
Poncey Highland	\$829,090	\$801,792	\$1,171,600	46%	41%	31	27	16	-41%	-48%	10	12	10	-17%	0%	\$8,290,900	\$9,621,504	\$11,716,000	22%	41%
Reynoldstown	\$513,738	\$618,226	\$635,642	3%	24%	34	16	15	-6%	-56%	37	31	24	-23%	-35%	\$19,008,306	\$19,165,006	\$15,255,408	-20%	-20%
Summerhill	\$426,800	\$488,732	\$507,768	4%	19%	44	28	18	-36%	-59%	25	26	22	-15%	-12%	\$10,670,000	\$12,707,032	\$11,170,896	-12%	5%
Sylvan Hills	\$255,096	\$289,388	\$341,021	18%	34%	32	22	28	27%	-13%	59	57	62	9%	5%	\$15,050,664	\$16,495,116	\$21,143,302	28%	40%
Virginia Highland	\$901,614	\$1,127,192	\$1,290,460	14%	43%	41	15	20	33%	-51%	77	80	62	-23%	-19%	\$69,424,278	\$90,175,360	\$80,008,520	-11%	15%
Westview	\$311,295	\$384,341	\$451,208	17%	45%	39	17	17	0%	-56%	59	72	38	-47%	-36%	\$18,366,405	\$27,672,552	\$17,145,904	-38%	-7%
West End	\$268,476	\$361,007	\$390,523	8%	45%	28	35	29	-17%	4%	58	64	26	-59%	-55%	\$15,571,608	\$23,104,448	\$10,153,598	-56%	-35%
Winnona Park*	\$732,126	\$766,646	\$1,008,151	32%	38%	37	20	15	-25%	-59%	38	34	23	-32%	-39%	\$27,820,788	\$26,065,964	\$23,187,473	-11%	-17%
Totals	\$546,444	\$628,503	\$704,937	12%	29%	42	28	30	4%	-30%	2,614	2,439	1,878	-23%	-28%	\$1,428,405,432	\$1,532,917,990	\$1,323,871,294	-14%	-7%

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

Average Sales Price



Units Sold

