

Adams Realtors Intown Market Survey

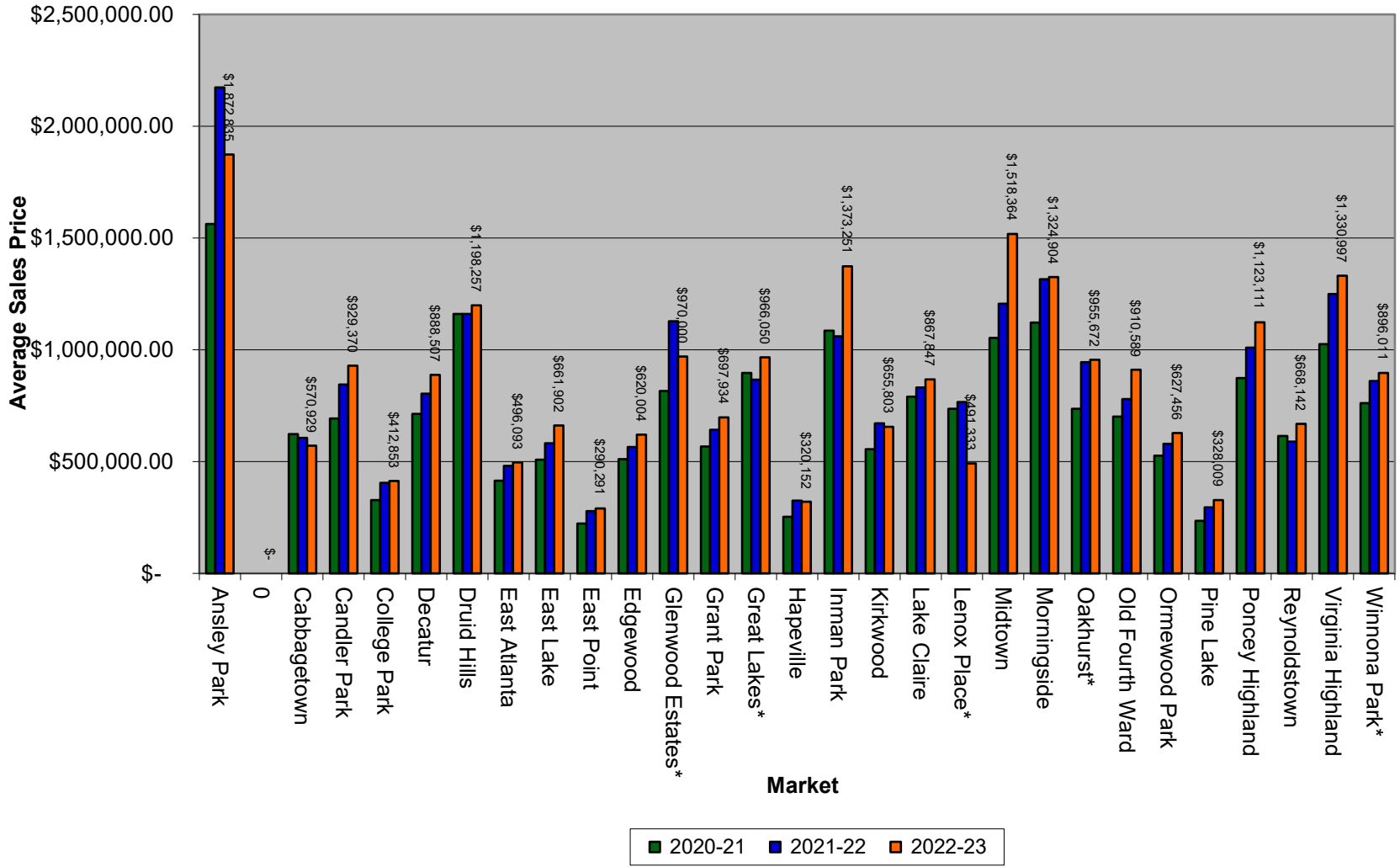
Single Family Residential Detached Sales

As of August 1, 2023

Market	Average Sales Price				Days on Market				# Units				Sales Volume							
	2020-21	2021-22	2022-23	1 Yr Change	2 Yr Change	2020-21	2021-22	2022-23	1 Yr Change	2 Yr Change	2020-21	2021-22	2022-23	1 Yr Change	2 Yr Change	2020	2021	2022	1 Yr Change	2 Yr Change
Ansley Park	\$1,562,327	\$2,172,823	\$1,872,835	-14%	20%	63	31	49	58%	-22%	35	31	26	-16%	-26%	\$54,681,445	\$67,357,513	\$48,693,710	-28%	-11%
Adair Park	\$381,479	\$411,057	\$506,430	23%	33%	43	23	53	130%	23%	33	23	23	0%	-30%	\$12,588,807	\$9,454,311	\$11,647,890	23%	-7%
Avondale Estates	\$514,042	\$566,863	\$659,887	12%	28%	25	16	28	75%	12%	119	111	88	-21%	-26%	\$61,170,998	\$65,141,793	\$58,070,056	-11%	-5%
Cabbagetown	\$622,445	\$605,700	\$570,929	-6%	-8%	30	15	41	173%	37%	20	10	14	28%	-30%	\$12,448,900	\$6,057,000	\$7,993,006	32%	-36%
Candler Park	\$692,334	\$844,074	\$929,370	10%	34%	22	15	17	13%	-23%	44	42	33	-21%	-25%	\$30,462,696	\$35,451,108	\$30,669,210	-13%	1%
Capitol View	\$313,665	\$389,494	\$429,887	10%	37%	37	27	20	-26%	-46%	40	33	20	-39%	-50%	\$12,546,600	\$12,853,302	\$8,597,740	-33%	-31%
Chosewood Park	\$376,800	\$581,667	\$324,471	-44%	-14%	27	18	30	67%	11%	21	9	7	-22%	-67%	\$7,912,800	\$5,235,003	\$2,271,297	-57%	-71%
College Park	\$327,472	\$404,833	\$412,853	2%	26%	35	32	37	16%	6%	111	88	88	0%	-21%	\$36,349,392	\$35,625,304	\$36,331,064	2%	0%
Decatur	\$713,858	\$804,000	\$888,507	11%	24%	25	17	24	41%	-4%	287	245	162	-34%	-44%	\$204,877,246	\$196,980,000	\$143,938,134	-27%	-30%
Druid Hills	\$1,159,929	\$1,159,796	\$1,198,257	3%	3%	40	34	37	9%	-8%	83	71	47	-34%	-43%	\$96,274,107	\$82,345,516	\$56,318,079	-32%	-42%
East Atlanta	\$414,127	\$480,404	\$496,093	3%	20%	22	19	17	-11%	-23%	193	158	100	-37%	-48%	\$79,926,511	\$75,903,832	\$49,609,300	-35%	-38%
East Lake	\$508,528	\$582,550	\$661,902	14%	30%	20	18	24	33%	20%	105	71	58	-18%	-45%	\$53,395,440	\$41,361,050	\$38,390,316	-7%	-28%
East Point	\$223,352	\$278,697	\$290,291	4%	30%	27	21	32	52%	19%	446	391	254	-35%	-43%	\$99,614,992	\$108,970,527	\$73,733,914	-32%	-26%
Edgewood	\$511,438	\$564,498	\$620,004	10%	21%	20	16	19	19%	-5%	72	66	52	-21%	-28%	\$36,823,536	\$37,256,868	\$32,240,208	-13%	-12%
Glenwood Estates*	\$815,650	\$1,127,250	\$970,000	-14%	19%	24	11	23	109%	-4%	14	6	4	-33%	-71%	\$11,419,100	\$6,763,500	\$3,880,000	-43%	-66%
Glenwood Park	\$729,929	\$881,129	\$980,000	11%	34%	24	10	12	20%	-50%	14	14	8	-43%	-43%	\$10,219,006	\$12,335,806	\$7,840,000	-36%	-23%
Grant Park	\$567,413	\$642,386	\$697,934	9%	23%	30	20	27	35%	-10%	192	129	92	-29%	-52%	\$108,943,296	\$82,867,794	\$64,209,928	-23%	-41%
Great Lakes*	\$895,900	\$865,875	\$966,050	12%	8%	29	10	13	30%	-55%	10	12	10	-17%	0%	\$8,959,000	\$10,390,500	\$9,660,500	-7%	8%
Hapeville	\$252,642	\$325,461	\$320,152	-2%	27%	33	22	32	45%	-3%	56	64	38	-41%	-32%	\$14,147,952	\$20,829,504	\$12,165,776	-42%	-14%
Inman Park	\$1,085,816	\$1,060,426	\$1,373,251	29%	26%	17	26	14	-46%	-18%	37	27	21	-22%	-43%	\$40,175,192	\$28,631,502	\$28,838,271	1%	-28%
Kirkwood	\$554,860	\$671,672	\$655,803	-2%	18%	14	16	20	25%	43%	153	149	99	-34%	-35%	\$84,893,580	\$100,079,128	\$64,924,497	-35%	-24%
Lake Claire	\$790,609	\$830,949	\$867,847	4%	10%	13	14	25	79%	92%	44	33	36	9%	-18%	\$34,786,796	\$27,421,317	\$31,242,492	14%	-10%
Lenox Place*	\$736,750	\$766,667	\$491,333	-36%	-33%	8	12	109	808%	1263%	8	9	3	-67%	-63%	\$5,894,000	\$6,900,003	\$1,473,999	-79%	-75%
Midtown	\$1,052,910	\$1,205,463	\$1,518,364	26%	44%	39	18	23	28%	-41%	38	29	28	-3%	-26%	\$40,010,580	\$34,958,427	\$42,514,192	22%	6%
Morningside	\$1,121,928	\$1,315,367	\$1,324,904	1%	18%	34	24	26	8%	-24%	212	171	111	-35%	-48%	\$237,848,736	\$224,927,757	\$147,064,344	-35%	-38%
Oakhurst*	\$735,788	\$945,096	\$955,672	1%	30%	19	9	23	156%	21%	70	45	45	0%	-36%	\$51,505,160	\$42,529,320	\$43,005,240	1%	-17%
Oakland City	\$267,708	\$369,616	\$335,523	-9%	25%	43	25	36	44%	-16%	52	71	43	-39%	-17%	\$13,920,816	\$26,242,736	\$14,427,489	-45%	4%
Old Fourth Ward	\$701,273	\$779,341	\$910,589	17%	30%	24	23	38	65%	58%	58	33	29	-12%	-50%	\$40,673,834	\$25,718,253	\$26,407,081	3%	-35%
Ormewood Park	\$526,234	\$579,962	\$627,456	8%	19%	16	12	23	92%	44%	96	91	39	-57%	-59%	\$50,518,464	\$52,776,542	\$24,470,784	-54%	-52%
Peopletown	\$349,654	\$435,601	\$418,593	-4%	20%	31	33	58	76%	87%	28	23	7	-70%	-75%	\$9,790,312	\$10,018,823	\$2,930,151	-71%	-70%
Pine Lake	\$234,595	\$295,040	\$328,009	11%	40%	15	25	19	-24%	27%	11	20	11	-45%	0%	\$2,580,545	\$5,900,800	\$3,608,099	-39%	40%
Poncey Highland	\$873,423	\$1,009,429	\$1,123,111	11%	29%	41	17	14	-18%	-66%	13	7	9	29%	-31%	\$11,354,499	\$7,066,003	\$10,107,999	43%	-11%
Reynoldstown	\$614,677	\$588,744	\$668,142	13%	9%	23	16	22	38%	-4%	39	25	22	-12%	-44%	\$23,972,403	\$14,718,600	\$14,699,124	0%	-39%
Summerhill	\$457,889	\$540,922	\$550,571	2%	20%	57	10	31	210%	-46%	26	27	21	-22%	-19%	\$11,905,114	\$14,604,894	\$11,561,991	-21%	-3%
Sylvan Hills	\$275,419	\$345,928	\$309,314	-11%	12%	27	21	35	67%	30%	52	64	44	-31%	-15%	\$14,321,788	\$22,139,392	\$13,609,816	-39%	-5%
Virginia Highland	\$1,025,401	\$1,249,563	\$1,330,997	7%	30%	22	13	23	77%	5%	87	69	62	-10%	-29%	\$89,209,887	\$86,219,847	\$82,521,814	-4%	-7%
Westview	\$335,028	\$414,776	\$448,583	8%	34%	31	18	30	67%	-3%	70	55	34	-38%	-51%	\$23,451,960	\$22,812,680	\$15,251,822	-33%	-35%
West End	\$319,748	\$362,728	\$418,264	15%	31%	31	29	35	21%	13%	73	41	22	-46%	-70%	\$23,341,604	\$14,871,848	\$9,201,808	-38%	-61%
Winnona Park*	\$761,227	\$860,640	\$896,011	4%	18%	32	11	22	100%	-31%	36	27	14	-48%	-61%	\$27,404,172	\$23,237,280	\$12,544,154	-46%	-54%
Totals	\$592,471	\$670,539	\$723,985	8%	22%	35	25	40	58%	13%	2,690	2,268	1,614	-29%	-40%	\$1,593,747,048	\$1,520,783,405	\$1,168,511,246	-23%	-27%

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

Average Sales Price



Units Sold

