

Adams Realtors Intown Market Survey

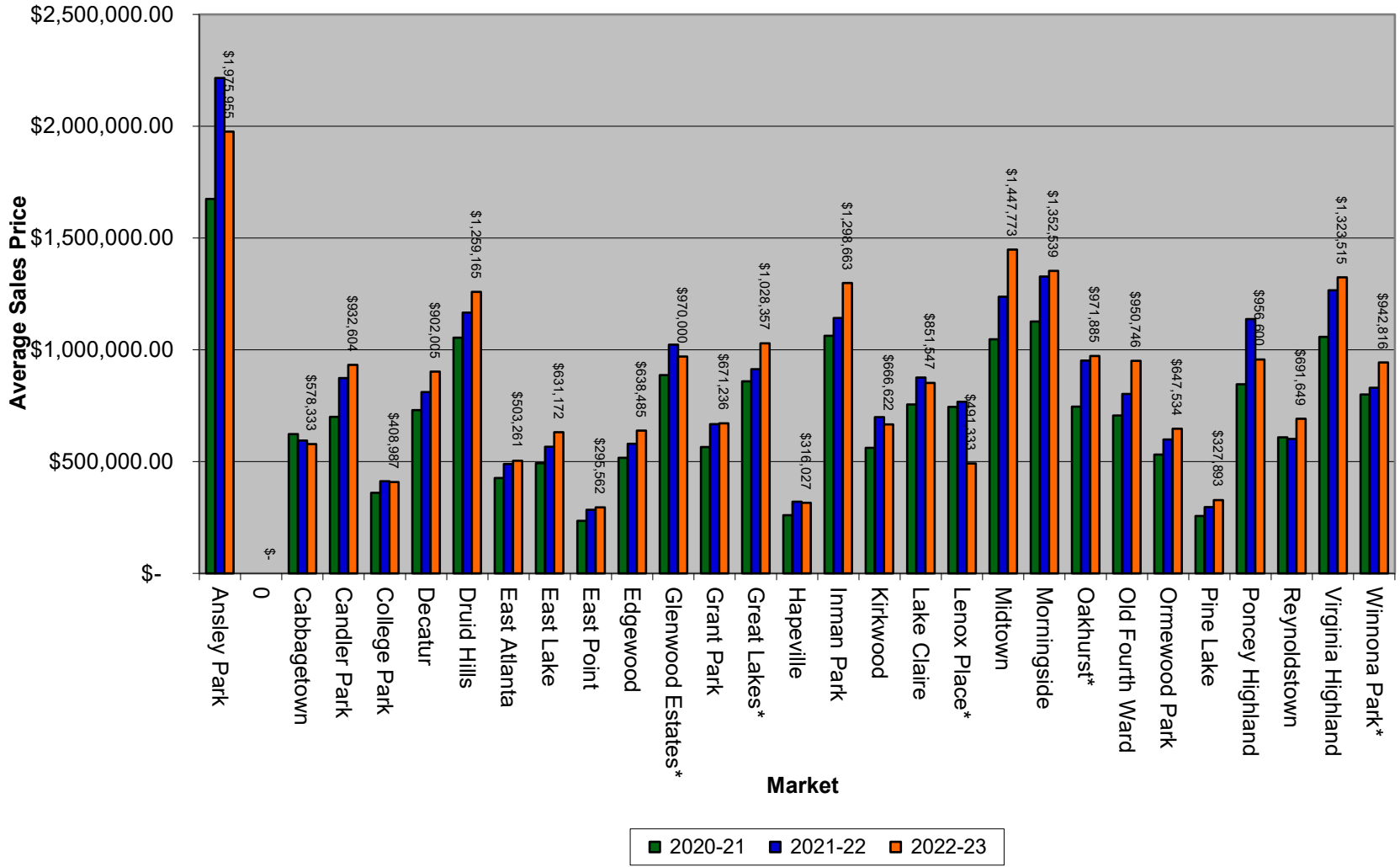
Single Family Residential Detached Sales

As of October, 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	\$1,674,917	\$2,215,579	\$1,975,955	-11%	18%	44	37	54	46%	23%	36	28	22	-21%	-39%	\$60,297,012	\$62,036,212	\$43,471,010	-30%	-28%
Adair Park	\$382,719	\$414,018	\$514,454	24%	34%	40	35	41	17%	2%	31	22	24	9%	-23%	\$11,864,289	\$9,108,396	\$12,346,896	36%	4%
Avondale Estates	\$515,797	\$594,813	\$669,852	13%	30%	23	20	24	20%	4%	107	117	76	-35%	-29%	\$55,190,279	\$69,593,121	\$50,908,752	-27%	-8%
Cabbagetown	\$622,495	\$594,400	\$578,333	-3%	-7%	23	29	36	24%	57%	20	10	12	28%	-40%	\$12,449,900	\$5,944,000	\$6,939,996	17%	-44%
Candler Park	\$700,472	\$873,852	\$932,604	7%	33%	22	14	16	14%	-27%	43	42	34	-19%	-21%	\$30,120,296	\$36,701,784	\$31,708,536	-14%	5%
Capitol View	\$330,476	\$391,526	\$464,720	19%	41%	34	30	16	-47%	-53%	34	35	17	-51%	-50%	\$11,236,184	\$13,703,410	\$7,900,240	-42%	-30%
Chosewood Park	\$376,390	\$535,580	\$296,583	-45%	-21%	28	18	32	78%	14%	20	10	6	-40%	-70%	\$7,527,800	\$5,355,800	\$1,779,498	-67%	-76%
College Park	\$360,520	\$411,865	\$408,987	-1%	13%	32	33	36	9%	13%	102	82	91	11%	-11%	\$36,773,040	\$33,772,930	\$37,217,817	10%	1%
Decatur	\$730,110	\$811,217	\$902,005	11%	24%	23	18	24	33%	4%	289	225	167	-26%	-42%	\$211,001,790	\$182,523,825	\$150,634,835	-17%	-29%
Druid Hills	\$1,054,522	\$1,166,000	\$1,259,165	8%	19%	31	32	35	9%	13%	81	84	52	-38%	-36%	\$85,416,282	\$97,944,000	\$65,476,580	-33%	-23%
East Atlanta	\$426,257	\$488,959	\$503,261	3%	18%	21	18	17	-6%	-19%	177	145	104	-28%	-41%	\$75,447,489	\$70,899,055	\$52,339,144	-26%	-31%
East Lake	\$492,404	\$565,734	\$631,172	12%	28%	20	21	23	10%	15%	121	81	65	-20%	-46%	\$59,580,884	\$45,824,454	\$41,026,180	-10%	-31%
East Point	\$234,634	\$283,976	\$295,562	4%	26%	23	22	33	50%	43%	419	373	248	-34%	-41%	\$98,311,646	\$105,923,048	\$73,299,376	-31%	-25%
Edgewood	\$517,037	\$579,088	\$638,485	10%	23%	21	18	22	22%	5%	72	71	49	-31%	-32%	\$37,226,664	\$41,115,248	\$31,285,765	-24%	-16%
Glenwood Estates*	\$887,221	\$1,022,700	\$970,000	-5%	9%	20	12	23	92%	15%	14	5	4	-20%	-71%	\$12,421,094	\$5,113,500	\$3,880,000	-24%	-69%
Glenwood Park	\$719,923	\$906,053	\$1,010,750	12%	40%	22	9	12	33%	-45%	13	15	10	-33%	-23%	\$9,358,999	\$13,590,795	\$10,107,500	-26%	8%
Grant Park	\$565,440	\$667,475	\$671,236	1%	19%	27	19	26	37%	-4%	175	129	76	-41%	-57%	\$98,952,000	\$86,104,275	\$51,013,936	-41%	-48%
Great Lakes*	\$858,750	\$912,808	\$1,028,357	13%	20%	25	12	10	-17%	-60%	12	13	7	-46%	-42%	\$10,305,000	\$11,866,504	\$7,198,499	-39%	-30%
Hapeville	\$259,893	\$320,659	\$316,027	-1%	22%	29	22	39	77%	34%	48	71	41	-42%	-15%	\$12,474,864	\$22,766,789	\$12,957,107	-43%	4%
Inman Park	\$1,062,150	\$1,141,875	\$1,298,663	14%	22%	27	11	13	18%	-52%	38	24	20	-17%	-47%	\$40,361,700	\$27,405,000	\$25,973,260	-5%	-36%
Kirkwood	\$561,856	\$699,285	\$666,622	-5%	19%	15	16	17	6%	13%	151	134	96	-28%	-36%	\$84,840,256	\$93,704,190	\$63,995,712	-32%	-25%
Lake Claire	\$755,559	\$876,482	\$851,547	-3%	13%	12	20	21	5%	75%	34	38	32	-16%	-6%	\$25,689,006	\$33,306,316	\$27,249,504	-18%	6%
Lenox Place*	\$744,409	\$767,583	\$491,333	-36%	-34%	10	10	19	90%	90%	11	6	3	-50%	-73%	\$8,188,499	\$4,605,498	\$1,473,999	-68%	-82%
Midtown	\$1,046,703	\$1,236,950	\$1,447,773	17%	38%	38	22	24	9%	-37%	37	32	30	-6%	-19%	\$38,728,011	\$39,582,400	\$43,433,190	10%	12%
Morningside	\$1,126,507	\$1,327,978	\$1,352,539	2%	20%	31	24	27	13%	-13%	205	162	106	-35%	-48%	\$230,933,935	\$215,132,436	\$143,369,134	-33%	-38%
Oakhurst*	\$745,636	\$951,573	\$971,885	2%	30%	18	10	24	140%	33%	71	45	43	-4%	-39%	\$52,940,156	\$42,820,785	\$41,791,055	-2%	-21%
Oakland City	\$287,322	\$384,110	\$312,946	-19%	9%	37	26	34	31%	-8%	55	62	46	-26%	-16%	\$15,802,710	\$23,814,820	\$14,395,516	-40%	-9%
Old Fourth Ward	\$706,248	\$802,567	\$950,746	18%	35%	23	24	36	50%	57%	52	30	28	-7%	-46%	\$36,724,896	\$24,077,010	\$26,620,888	11%	-28%
Ormewood Park	\$530,898	\$598,795	\$647,534	8%	22%	15	12	22	83%	47%	100	79	38	-52%	-62%	\$53,089,800	\$47,304,805	\$24,606,292	-48%	-54%
Peoplestown	\$354,514	\$450,359	\$432,394	-4%	22%	29	38	51	34%	76%	29	19	8	-58%	-72%	\$10,280,906	\$8,556,821	\$3,459,152	-60%	-66%
Pine Lake	\$256,234	\$297,017	\$327,893	10%	28%	8	26	19	-27%	138%	13	18	11	-39%	-15%	\$3,331,042	\$5,346,306	\$3,606,823	-33%	8%
Poncey Highland	\$846,292	\$1,137,333	\$956,600	-16%	13%	33	15	19	27%	-42%	12	9	5	-44%	-58%	\$10,155,504	\$10,235,997	\$4,783,000	-53%	-53%
Reynoldstown	\$608,103	\$600,982	\$691,649	15%	14%	24	16	22	38%	-8%	38	22	27	23%	-29%	\$23,107,914	\$13,221,604	\$18,674,523	41%	-19%
Summerhill	\$470,209	\$523,107	\$607,238	16%	29%	52	14	32	129%	-38%	25	27	21	-22%	-16%	\$11,755,225	\$14,123,889	\$12,751,998	-10%	8%
Sylvan Hills	\$283,549	\$344,913	\$310,205	-10%	9%	25	25	34	36%	36%	57	63	38	-40%	-33%	\$16,162,293	\$21,729,519	\$11,787,790	-46%	-27%
Virginia Highland	\$1,058,261	\$1,266,593	\$1,323,515	4%	25%	23	13	23	77%	0%	76	73	59	-19%	-22%	\$80,427,836	\$92,461,289	\$78,087,385	-16%	-3%
Westview	\$357,717	\$432,341	\$417,342	-3%	17%	22	19	35	84%	59%	70	54	34	-37%	-51%	\$25,040,190	\$23,346,414	\$14,189,628	-39%	-43%
West End	\$334,395	\$357,485	\$447,083	25%	34%	33	28	32	14%	-3%	77	34	26	-24%	-66%	\$25,748,415	\$12,154,490	\$11,624,158	-4%	-55%
Winnona Park*	\$800,174	\$830,451	\$942,816	14%	18%	28	12	24	100%	-14%	36	25	16	-36%	-56%	\$28,806,264	\$20,761,275	\$15,085,056	-27%	-48%
Totals	\$599,187	\$686,174	\$727,231	6%	21%	32	27	35	29%	10%	2,588	2,210	1,580	-29%	-39%	\$1,550,694,759	\$1,516,444,719	\$1,149,024,581	-24%	-26%

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

Average Sales Price



Units Sold

