

Adams Realtors Intown Market Survey

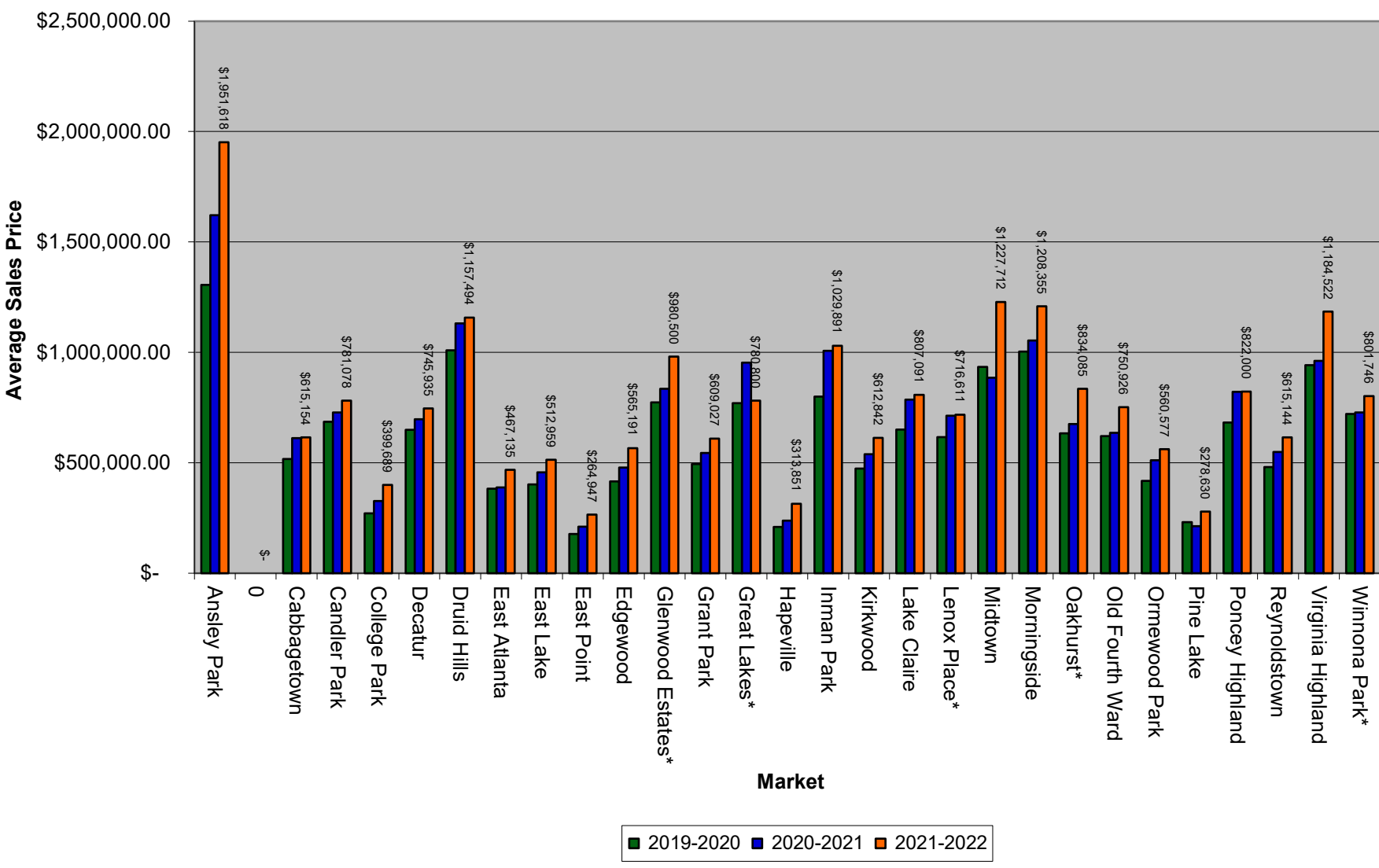
Single Family Residential Detached Sales

As of May 1, 2022

| Market | Average Sales Price | | | | Days on Market | | | | # Units | | | | Sales Volume | | | | | | | |
|-------------------|---------------------|------------------|------------------|-------------|----------------|-----------|-----------|-----------|-------------|-------------|--------------|--------------|--------------|-------------|-------------|------------------------|------------------------|------------------------|-----------|------------|
| | 2019-2020 | 2020-2021 | 2021-2022 | 1 Yr Change | 2 Yr Change | 2019-2020 | 2020-2021 | 2021-2022 | 1 Yr Change | 2 Yr Change | 2019-2020 | 2020-2021 | 2021-2022 | 1 Yr Change | 2 Yr Change | | | | | |
| Anselvy Park | \$1,305,093 | \$1,620,604 | \$1,951,618 | 20% | 50% | 55 | 77 | 43 | -44% | -22% | 21 | 34 | 34 | 0% | 62% | \$27,406,953 | \$55,100,536 | \$66,355,012 | 20% | 142% |
| Adair Park | \$283,852 | \$347,943 | \$399,993 | 15% | 41% | 37 | 32 | 37 | 16% | 0% | 25 | 30 | 29 | -3% | 16% | \$7,096,300 | \$10,438,290 | \$11,599,797 | 11% | 63% |
| Avondale Estates | \$455,542 | \$471,229 | \$575,226 | 22% | 26% | 30 | 33 | 16 | -52% | -47% | 74 | 113 | 118 | 4% | 59% | \$33,710,108 | \$53,248,877 | \$67,876,668 | 27% | 101% |
| Cabbagetown | \$516,404 | \$611,319 | \$615,154 | 1% | 19% | 44 | 39 | 12 | -69% | -73% | 27 | 20 | 13 | 28% | -52% | \$13,942,908 | \$12,226,380 | \$7,997,002 | -35% | -43% |
| Candler Park | \$685,461 | \$727,729 | \$781,078 | 7% | 14% | 25 | 21 | 19 | -10% | -24% | 52 | 51 | 40 | -22% | -23% | \$35,643,972 | \$37,114,179 | \$31,243,120 | -16% | -12% |
| Capitol View | \$259,527 | \$300,338 | \$371,294 | 24% | 43% | 39 | 36 | 36 | 0% | -8% | 49 | 44 | 35 | -20% | -29% | \$12,716,823 | \$13,214,872 | \$12,995,290 | -2% | 2% |
| Chosewood Park | \$348,606 | \$375,279 | \$521,350 | 39% | 50% | 32 | 42 | 21 | -50% | -34% | 16 | 24 | 10 | -58% | -38% | \$5,577,696 | \$9,006,696 | \$5,213,500 | -42% | -7% |
| College Park | \$270,069 | \$325,842 | \$399,689 | 23% | 48% | 43 | 44 | 34 | -23% | -21% | 100 | 118 | 89 | -25% | -11% | \$27,006,900 | \$38,449,356 | \$35,572,321 | -7% | 32% |
| Decatur | \$649,087 | \$696,741 | \$745,935 | 7% | 15% | 35 | 31 | 17 | -45% | -51% | 232 | 268 | 253 | -6% | 9% | \$150,588,184 | \$186,726,588 | \$188,721,555 | 1% | 25% |
| Druid Hills | \$1,009,046 | \$1,130,656 | \$1,157,494 | 2% | 15% | 53 | 43 | 35 | -19% | -34% | 66 | 92 | 68 | -26% | 3% | \$66,597,036 | \$104,020,352 | \$78,709,592 | -24% | 18% |
| East Atlanta | \$362,614 | \$388,315 | \$467,135 | 20% | 22% | 39 | 25 | 18 | -28% | -54% | 193 | 193 | 167 | -13% | -13% | \$73,844,502 | \$74,944,795 | \$78,011,545 | 4% | 6% |
| East Lake | \$402,053 | \$456,500 | \$512,959 | 12% | 28% | 53 | 26 | 18 | -31% | -66% | 112 | 143 | 88 | -38% | -21% | \$45,029,936 | \$65,279,500 | \$45,140,392 | -31% | 0% |
| East Point | \$177,077 | \$209,897 | \$264,947 | 26% | 50% | 45 | 30 | 20 | -33% | -56% | 404 | 463 | 403 | -13% | 0% | \$71,539,108 | \$97,182,311 | \$106,773,641 | 10% | 49% |
| Edgewood | \$415,702 | \$478,422 | \$565,191 | 18% | 36% | 53 | 25 | 15 | -40% | -72% | 65 | 79 | 70 | -11% | 8% | \$27,020,630 | \$37,795,338 | \$39,563,370 | 5% | 46% |
| Glenwood Estates* | \$772,500 | \$834,555 | \$980,500 | 17% | 27% | 33 | 26 | 16 | -38% | -52% | 7 | 11 | 9 | -18% | 29% | \$5,407,500 | \$9,180,105 | \$8,824,500 | -4% | 63% |
| Glenwood Park | \$755,129 | \$681,086 | \$813,267 | 19% | 8% | 48 | 35 | 12 | -66% | -75% | 7 | 14 | 18 | 29% | 157% | \$5,285,903 | \$9,535,204 | \$14,638,806 | 54% | 177% |
| Grant Park | \$493,349 | \$543,977 | \$609,027 | 12% | 23% | 30 | 28 | 13 | -54% | -57% | 145 | 173 | 154 | -11% | 6% | \$71,535,605 | \$94,108,021 | \$93,790,158 | 0% | 3% |
| Great Lakes* | \$769,528 | \$952,542 | \$780,800 | -18% | 1% | 23 | 30 | 9 | -70% | -61% | 9 | 12 | 10 | -17% | 11% | \$6,925,752 | \$11,430,504 | \$7,808,000 | -32% | 13% |
| Hapeville | \$209,191 | \$237,024 | \$313,851 | 32% | 50% | 38 | 39 | 22 | -44% | -42% | 69 | 65 | 53 | -18% | -23% | \$14,434,179 | \$15,406,560 | \$16,634,103 | 8% | 15% |
| Inman Park | \$798,998 | \$1,006,075 | \$1,029,891 | 2% | 29% | 40 | 23 | 23 | 0% | -43% | 29 | 28 | 32 | 14% | 10% | \$23,170,942 | \$28,170,100 | \$32,956,512 | 17% | 42% |
| Kirkwood | \$472,840 | \$538,045 | \$612,842 | 14% | 30% | 35 | 21 | 17 | -19% | -51% | 178 | 176 | 154 | -13% | -13% | \$84,165,520 | \$94,695,920 | \$94,377,668 | 0% | 12% |
| Lake Claire | \$649,369 | \$784,978 | \$807,091 | 3% | 24% | 29 | 16 | 12 | -25% | -59% | 31 | 41 | 35 | -15% | 13% | \$20,130,439 | \$32,184,098 | \$28,248,185 | -12% | 40% |
| Lenox Place* | \$615,772 | \$713,000 | \$716,611 | 1% | 16% | 32 | 13 | 14 | 8% | -56% | 9 | 6 | 9 | 50% | 0% | \$5,541,948 | \$4,278,000 | \$6,449,499 | 51% | 16% |
| Midtown | \$933,429 | \$884,580 | \$1,227,712 | 39% | 32% | 52 | 42 | 26 | -38% | -50% | 21 | 32 | 35 | 9% | 67% | \$19,602,009 | \$28,306,560 | \$42,969,920 | 52% | 119% |
| Morningside | \$1,002,833 | \$1,053,153 | \$1,208,355 | 15% | 20% | 47 | 35 | 28 | -20% | -40% | 201 | 189 | 210 | 11% | 4% | \$201,569,433 | \$199,045,917 | \$253,754,550 | 27% | 26% |
| Oakhurst* | \$632,377 | \$675,429 | \$834,085 | 23% | 32% | 36 | 21 | 10 | -52% | -72% | 72 | 66 | 53 | -20% | -26% | \$45,531,144 | \$44,578,314 | \$44,206,505 | -1% | -3% |
| Oakland City | \$203,572 | \$259,055 | \$353,409 | 36% | 74% | 44 | 40 | 31 | -23% | -30% | 56 | 61 | 63 | 3% | 13% | \$11,400,032 | \$15,802,355 | \$22,264,767 | 41% | 95% |
| Old Fourth Ward | \$620,051 | \$635,062 | \$750,926 | 18% | 21% | 28 | 27 | 19 | -30% | -32% | 40 | 58 | 44 | -24% | 10% | \$24,802,040 | \$36,833,596 | \$33,040,744 | -10% | 33% |
| Ormewood Park | \$417,604 | \$510,477 | \$560,577 | 10% | 34% | 35 | 15 | 13 | -13% | -63% | 79 | 87 | 106 | 22% | 34% | \$32,990,716 | \$44,411,499 | \$59,421,162 | 34% | 80% |
| Peopletown | \$357,644 | \$317,670 | \$416,489 | 31% | 16% | 32 | 33 | 38 | 15% | 19% | 25 | 20 | 25 | 25% | 0% | \$8,941,100 | \$6,353,400 | \$10,412,225 | 64% | 16% |
| Pine Lake | \$230,233 | \$212,950 | \$278,630 | 31% | 21% | 56 | 33 | 26 | -21% | -54% | 12 | 17 | 15 | -12% | 25% | \$2,762,796 | \$3,620,150 | \$4,179,450 | 15% | 51% |
| Poncey Highland | \$681,500 | \$820,457 | \$822,000 | 0% | 21% | 41 | 35 | 25 | -29% | -39% | 8 | 14 | 8 | -43% | 0% | \$5,452,000 | \$11,486,398 | \$6,576,000 | -43% | 21% |
| Reynoldstown | \$479,951 | \$548,386 | \$615,144 | 12% | 28% | 38 | 25 | 16 | -36% | -58% | 43 | 42 | 25 | -40% | -42% | \$20,637,893 | \$23,032,212 | \$15,378,600 | -33% | -25% |
| Summerhill | \$385,101 | \$444,997 | \$493,412 | 11% | 28% | 39 | 51 | 15 | -71% | -62% | 24 | 29 | 28 | -3% | 17% | \$9,242,424 | \$12,904,913 | \$13,815,536 | 7% | 49% |
| Sylvan Hills | \$237,483 | \$250,926 | \$326,209 | 30% | 37% | 50 | 31 | 18 | -42% | -64% | 63 | 62 | 66 | 6% | 5% | \$14,961,429 | \$15,557,412 | \$21,529,794 | 38% | 44% |
| Virginia Highland | \$941,273 | \$961,028 | \$1,184,522 | 23% | 26% | 38 | 36 | 13 | -64% | -66% | 85 | 79 | 81 | 3% | -5% | \$80,008,205 | \$75,921,212 | \$95,946,282 | 26% | 20% |
| Westview | \$304,045 | \$321,662 | \$382,304 | 19% | 26% | 45 | 33 | 19 | -42% | -58% | 83 | 67 | 68 | 1% | -18% | \$25,235,735 | \$21,551,354 | \$25,996,672 | 21% | 3% |
| West End | \$250,601 | \$281,051 | \$374,127 | 33% | 49% | 42 | 35 | 24 | -31% | -43% | 50 | 70 | 53 | -24% | 6% | \$12,530,050 | \$19,673,570 | \$19,828,731 | 1% | 58% |
| Winnona Park* | \$721,019 | \$727,423 | \$801,746 | 10% | 11% | 30 | 43 | 16 | -63% | -47% | 27 | 35 | 32 | -9% | 19% | \$19,467,513 | \$25,459,805 | \$25,655,872 | 1% | 32% |
| Totals | \$500,756 | \$550,281 | \$646,989 | 16% | 29% | 50 | 40 | 27 | -33% | -45% | 2,424 | 2,716 | 2,443 | -10% | 1% | \$1,213,833,267 | \$1,494,564,470 | \$1,580,594,904 | 6% | 30% |

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

Average Sales Price



Units Sold

