

Annual Report on the Georgia Housing Market

FOR RESIDENTIAL REAL ESTATE ACTIVITY IN THE STATE OF GEORGIA



2019

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The 2019 housing market was fueled by the overall strength of the economy across most of the country. The stock markets reached new highs throughout the year, improving the asset bases of millions of Americans. Unemployment rates fell to 50-year lows, while wages increased, creating new home buyers. Mortgage rates also declined significantly from 2018, helping to offset affordability stresses caused by continued price appreciation nationally.

With a strong economy and low mortgage rates, buyer activity has been strong. However, most markets are being constrained by inventory levels that are still below historical norms. With supply and demand continuing to favor sellers, prices continue to rise.

With 10 years having now passed since the Great Recession, the U.S. has been on the longest period of continued economic expansion on record. The housing market has been along for much of the ride and continues to benefit greatly from the overall health of the economy. However, hot economies eventually cool and with that, hot housing markets move more towards balance.

Sales: Pending sales increased 6.7 percent, finishing 2019 at 145,087. Closed sales were up 4.9 percent to end the year at 142,915.

Listings: Comparing 2019 to the prior year, the number of homes available for sale was lower by 5.5 percent. There were 39,507 active listings at the end of 2019. New listings increased by 6.4 percent to finish the year at 201,215.

New Construction: Nationally, builder activity grew in 2019 versus levels seen in 2018, though the total units being built remains lower than needed for long-term supply. Previously owned homes have seen months of supply decrease from 17.1 to 3.7 months over the last five years, and new construction supply has dropped from 6.0 to 4.8 months.

Prices: Home prices were up compared to last year. The overall median sales price increased 6.0 percent to \$228,000 for the year. Single Family home prices were up 5.0 percent compared to last year, and Townhouse-Condo home prices were up 5.0 percent.

List Price Received: Sellers received, on average, 96.2 percent of their original list price at sale, a year-over-year reduction of 0.2 percent.

While the Federal Reserve moved to temper the hot economy with four interest rate hikes in 2018, in 2019 they turned the heat back up, and reduced rates a total of three times during the year. The Fed's rate decreases were due in part to GDP growth in 2019 that came in notably lower than 2018, showing the Fed's alternating efforts to keep our economy at a steady simmer and not a full boil.

The housing market continues to remain healthy nationwide with price gains and limited inventory being the most common threads across markets. Tight inventory continues to constrain buyer activity in part of the country, while some areas are seeing increased seller inventory starting to improve buyers' choices. New construction activity continues to improve, but is still below levels required to fully supply the market's needs.

As we look at 2020, we see continued low mortgage rates and a healthy economy giving a great start to housing in the new year. But in election years, we sometimes see a softening of activity that may temper the market in the second half of the year.

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Quick Facts



Change from 2018:

+ 6.0%

Median Sales Price

+ 6.7%

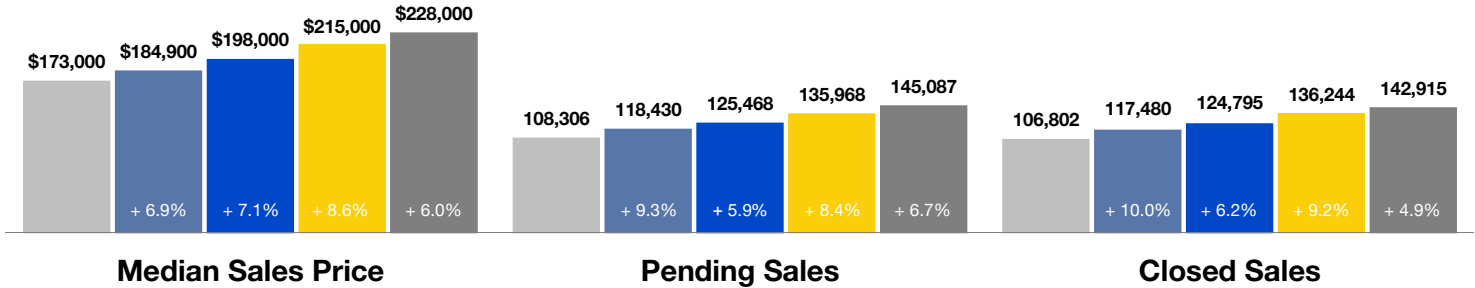
Pending Sales

+ 4.9%

Closed Sales

Annual Market Activity

■ 2015 ■ 2016 ■ 2017 ■ 2018 ■ 2019



Top 5: Change in Median Sales Price from 2018

30314 – Bankhead, Vine City, West Lk	46.7%
30354 – Hapeville	36.4%
30315 – Carver Homes, Grant Pk, Peoplestown	23.2%
30305 – Buckhead, Garden Hills, Haynes Manor, Peachtree Hills	19.1%
30327 – Buckhead, North Atlanta	16.7%

Top 5: Change in Pending Sales from 2018

Columbus	89.6%
30354 – Hapeville	35.5%
30311 – Cascade Hts, Greenbriar, Southwest Atlanta	19.5%
30342 – Buckhead, N Buckhead, Chastain Pk, N Atlanta	18.1%
Savannah	10.9%

Top 5: Change in Closed Sales from 2018

Columbus	93.8%
30354 – Hapeville	26.8%
30342 – Buckhead, N Buckhead, Chastain Pk, N Atlanta	16.1%
Savannah	15.0%
30317 – Kirkwood, Edgewood, East Lk	12.4%

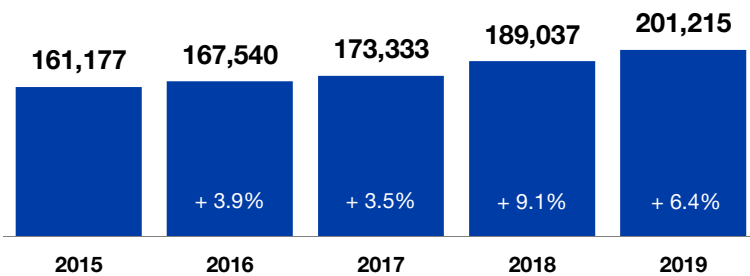
201,215

+ 6.4%

New Listings in 2019

Change from 2018

New Listings



Top 5: Change in New Listings from 2018

30324 – Mrngside/Lenox Pk, Piedmont Hts, Lenox, Lavista Pk	220.0%
30327 – Buckhead, North Atlanta	109.1%
30339 – Vinings	100.0%
30316 – Cabbagetwn, E At Vllg, Ormewd Pk, S DeKalb	96.2%
30308 – Midtown	83.3%

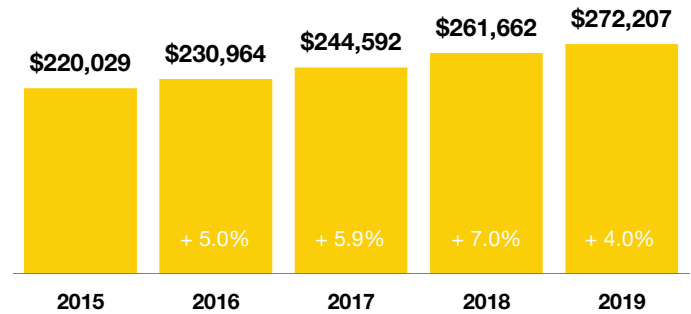
\$272,207

+ 4.0%

Avg. Sales Price in 2019

Change from 2018

Average Sales Price



Top 5: Change in Average Sales Price from 2018

30314 – Bankhead, Vine City, West Lk	35.2%
30305 – Buckhead, Garden Hills, Haynes Manor, Peachtree Hills	21.0%
30312 – Dwntr Atlanta, Grant Pk, Old Fourth Ward	16.9%
30354 – Hapeville	16.3%
30315 – Carver Homes, Grant Pk, Peoplestown	15.2%

Quick Facts



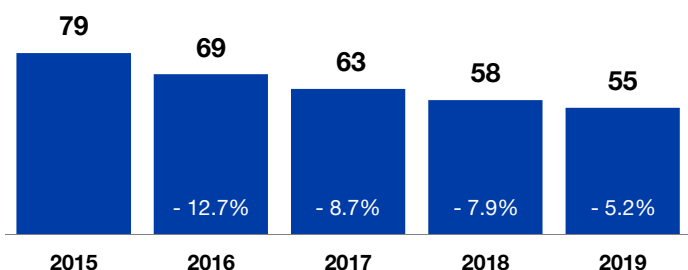
55

- 5.2%

Days on Market in 2019

Change from 2018

Days on Market Until Sale



Top 5: Change in Days on Market Until Sale from 2018

30329 – Emory University, Toco Hills, Briarcliff	81.8%
Columbus	43.6%
30326 – Lenox	41.7%
30303 – Dwnntn, Fairlie-Poplar, Central Business District	40.5%
30341 – Ashford Pk, Chamblee, Dunwoody	40.0%

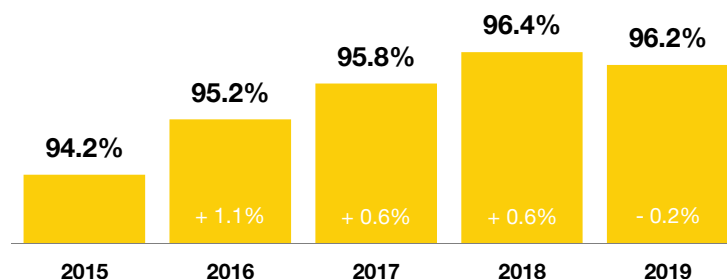
96.2%

- 0.2%

Pct. of Orig. List Price Received in 2019

Change from 2018

Pct. of Orig. List Price Received



Top 5: Change in Pct. of Orig. List Price Received from 2018

30354 – Hapeville	1.8%
30313 – Dwnntn Atlanta, Castleberry Hill	0.6%
30340 – Doraville	0.4%
Macon	0.2%
30305 – Buckhead, Garden Hills, Haynes Manor, Peachtree Hills	0.1%

3.3

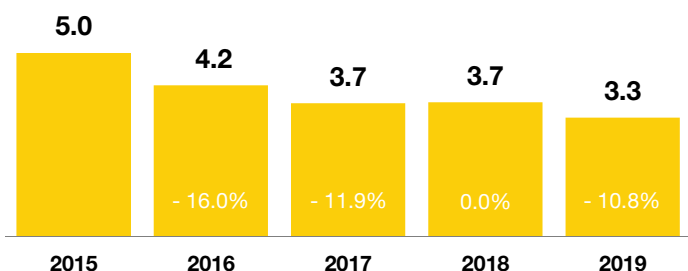
- 10.8%

Months Supply in 2019

Change from 2018

Months Supply of Inventory

At the end of each year



Top 5: Change in Months Supply of Inventory from 2018

30313 – Dwnntn Atlanta, Castleberry Hill	121.7%
30303 – Dwnntn, Fairlie-Poplar, Central Business District	90.9%
30308 – Midtown	87.0%
30002 – Avondale Estates	85.7%
30344 – East Point	60.9%

39,507

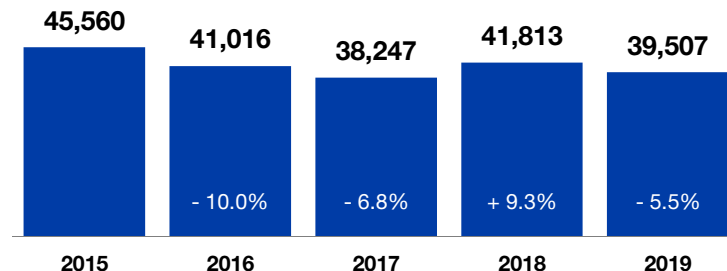
- 5.5%

Homes for Sale in 2019

Change from 2018

Inventory of Homes for Sale

At the end of each year.



Top 5: Change in Inventory of Homes for Sale from 2018

30308 – Midtown	80.5%
30002 – Avondale Estates	80.0%
30313 – Dwnntn Atlanta, Castleberry Hill	50.0%
30309 – Ansley Pk, Brookwood Hills, Midtown, Loring Hts	43.4%
30344 – East Point	42.9%

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Property Type Review



55

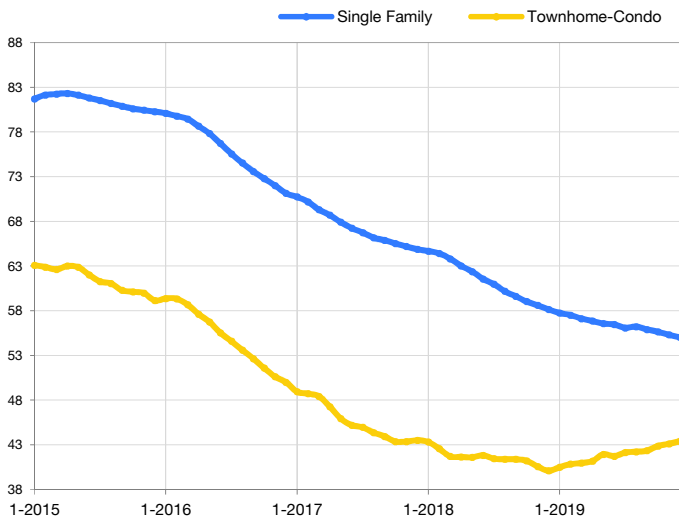
Average Days on Market
Single Family

43

Average Days on Market
Townhome-Condo

Days on Market Until Sale

This chart uses a rolling 12-month average for each data point.



Top Areas: Townhome-Condo Market Share in 2019

30303 – Dwntn, Fairlie-Poplar, Central Business District	100.0%
30313 – Downtown Atlanta, Castleberry Hill	100.0%
30326 – Lenox	97.6%
30308 – Midtown	92.0%
30309 – Ansley Park, Brookwood Hills, Midtown, Loring Heights	88.8%
30339 – Vinings	83.6%
30305 – Buckhead, Garden Hills, Haynes Manor, Peachtree Hills	69.7%
30324 – Mrngside/Lenox Pk, Piedmont Hts, Lenox, Lavista Pk	65.8%
30312 – Downtown Atlanta, Grant Park, Old Fourth Ward	64.5%
30329 – Emory University, Toco Hills, Briarcliff	56.6%
30342 – Buckhead, N Buckhead, Chastain Pk, N Atlanta	50.0%
30307 – Cndlr Pk, Drd Hlls, Edgwd, Emory U, Inmn Pk, Lk Clre, Little 5 Pnts	45.8%
30319 – Brookhaven, North Atlanta, Dunwoody	44.6%
30306 – Virg-H'land, Mrngside/Lenox Pk, Poncey-H'land, Druid Hills	44.0%
30340 – Doraville	39.9%
30341 – Ashford Park, Chamblee, Dunwoody	37.0%
30354 – Hapeville	35.9%
30327 – Buckhead, North Atlanta	32.1%
30033 – Decatur, North Decatur	31.6%
30318 – Home Pk, NW Atl, Collr Hlls, Undrwd Hlls, Westsde or Mdtwn W	30.0%
30030 – City of Decatur, Winnona Park, Oakhurst	29.6%
30316 – Cabbagetwn, E At Vllg, Ormewd Pk, S DeKalb	26.6%
30002 – Avondale Estates	23.9%
30345 – Briarcliff Woods, Oak Grove, Northlake	19.5%
30317 – Kirkwood, Edgewood, East Lake	13.3%
30311 – Cascade Heights, Greenbriar, Southwest Atlanta	12.2%

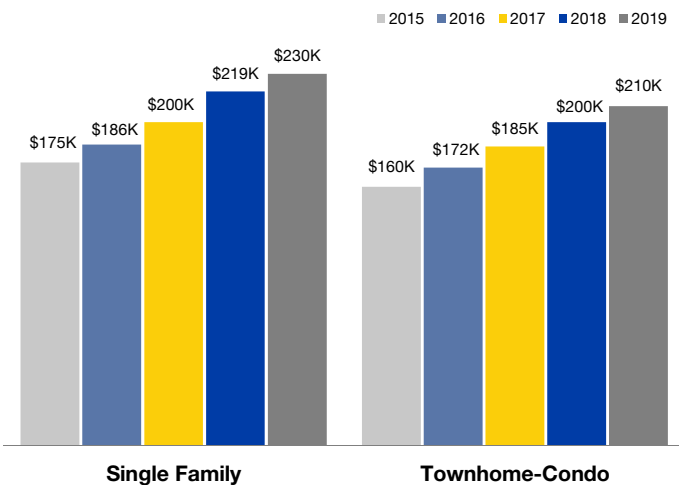
+ 5.0%

One-Year Change in Price
Single Family

+ 5.0%

One-Year Change in Price
Townhome-Condo

Median Sales Price



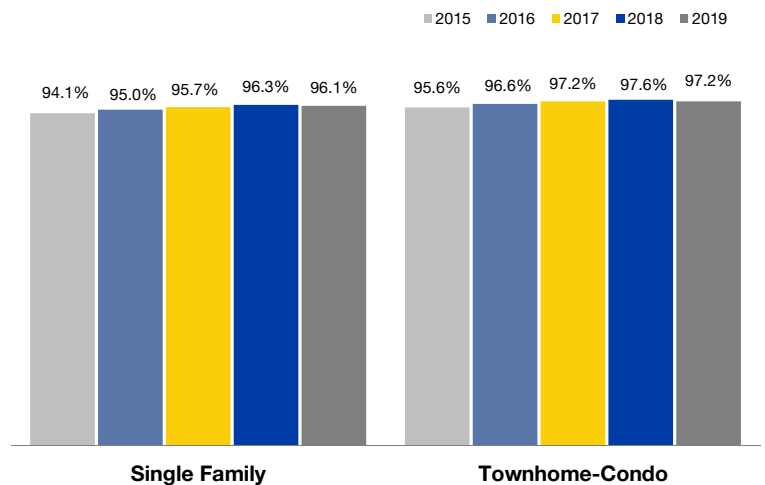
96.1%

Pct. of Orig. Price Received
Single Family

97.2%

Pct. of Orig. Price Received
Townhome-Condo

Percent of Original List Price Received



Price Range Review



\$150,001 to \$250,000

Price Range with Shortest Average Days on Market Until Sale

\$1,000,001 and Above

Price Range with Longest Average Days on Market Until Sale

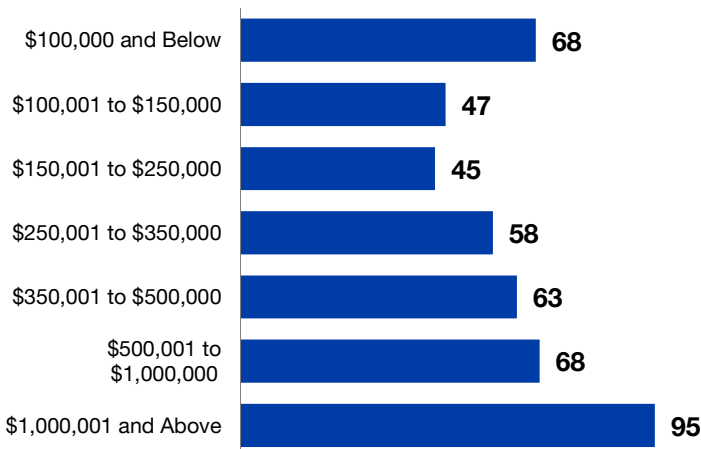
4.6%

of Homes for Sale at Year End Priced \$100,000 and Below

- 2.5%

One-Year Change in Homes for Sale Priced \$100,000 and Below

Days on Market Until Sale by Price Range



Share of Homes for Sale \$100,000 and Below



\$150,001 to \$250,000

Price Range with the Most Closed Sales

+ 16.2%

Price Range with Strongest One-Year Change in Sales: \$250,001 to \$350,000

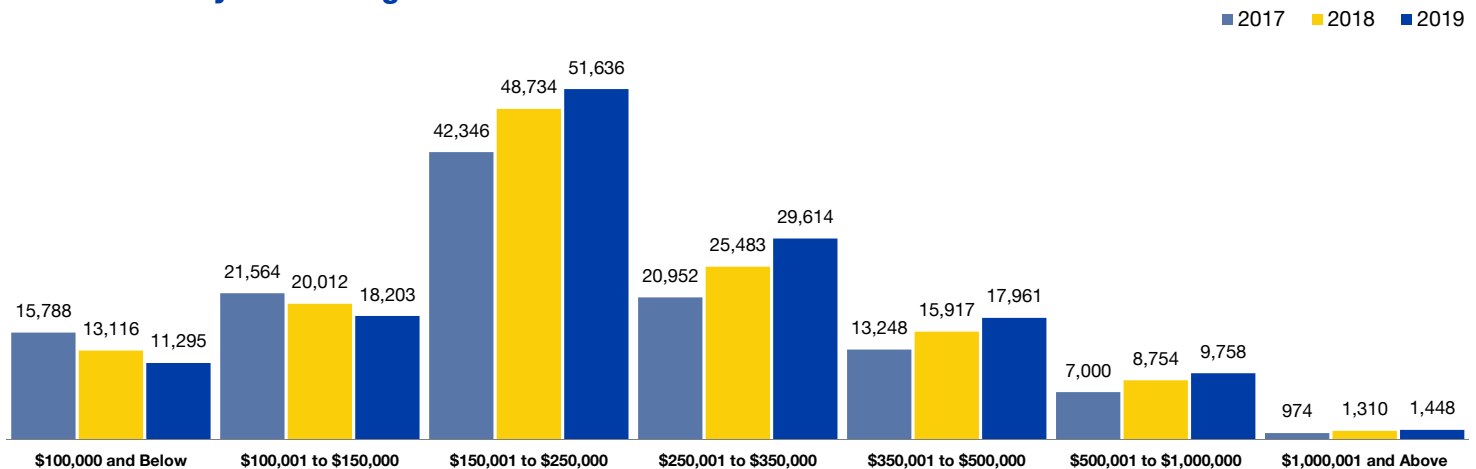
\$1,000,001 and Above

Price Range with the Fewest Closed Sales

- 13.9%

Price Range with Weakest One-Year Change in Sales: \$100,000 and Below

Closed Sales by Price Range



2019 Annual Report on the Georgia Housing Market

Bedroom Count Review



- 2.9%

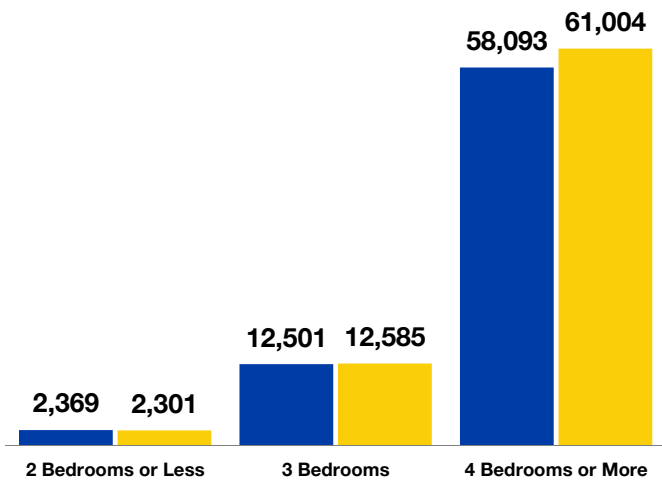
Reduction in Closed Sales
2 Bedrooms or Less

+ 5.0%

Growth in Closed Sales
4 Bedrooms or More

Closed Sales

■ 2018 ■ 2019



Top Areas: 4 Bedrooms or More Market Share in 2019

30002 – Avondale Estates	0.0%
30030 – City of Decatur, Winnona Park, Oakhurst	0.0%
30033 – Decatur, North Decatur	0.0%
30303 – Dwntrn, Fairlie-Poplar, Central Business District	0.0%
30305 – Buckhead, Garden Hills, Haynes Manor, Peachtree Hills	0.0%
30306 – Virg-H'land, Mrngside/Lenox Pk, Poncey-H'land, Druid Hills	0.0%
30307 – Cndlr Pk, Drd Hlls, Edgwd, Emory U, Inmnn Pk, Lk Clre, Little 5 Pnts	0.0%
30308 – Midtown	0.0%
30309 – Ansley Park, Brookwood Hills, Midtown, Loring Heights	0.0%
30310 – Adair Pk, Atl Univ Ctr, Mechanicsville, W End	0.0%
30311 – Cascade Heights, Greenbriar, Southwest Atlanta	0.0%
30312 – Downtown Atlanta, Grant Park, Old Fourth Ward	0.0%
30313 – Downtown Atlanta, Castleberry Hill	0.0%
30314 – Bankhead, Vine City, West Lake	0.0%
30315 – Carver Homes, Grant Park, Peoplestown	0.0%
30316 – Cabbagetwn, E At Vllg, Ormewd Pk, S DeKalb	0.0%
30317 – Kirkwood, Edgewood, East Lake	0.0%
30318 – Home Pk, NW Atl, Collr Hlls, Undrwd Hlls, Westsde or Mdtwn W	0.0%
30319 – Brookhaven, North Atlanta, Dunwoody	0.0%
30324 – Mrngside/Lenox Pk, Piedmont Hts, Lenox, Lavista Pk	0.0%
30326 – Lenox	0.0%
30327 – Buckhead, North Atlanta	0.0%
30329 – Emory University, Toco Hills, Briarcliff	0.0%
30337 – College Park	0.0%
30339 – Vinings	0.0%
30340 – Doraville	0.0%

96.2%

Percent of Original List Price
Received in 2019 for
All Properties

94.8%

Percent of Original List Price
Received in 2019 for
2 Bedrooms or Less

94.7%

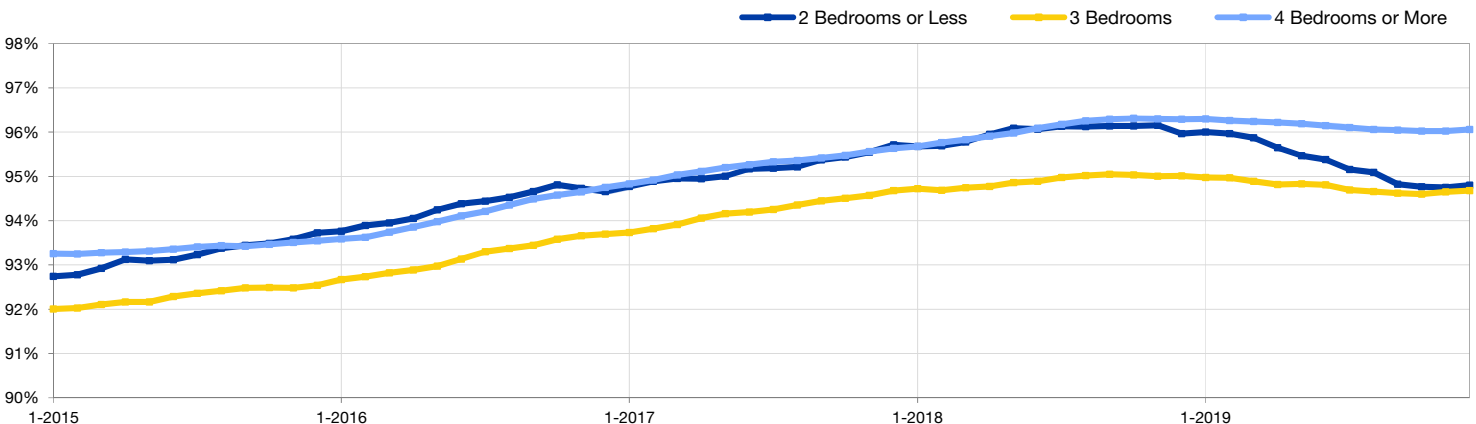
Percent of Original List Price
Received in 2019 for
3 Bedrooms

96.1%

Percent of Original List Price
Received in 2019 for
4 Bedrooms or More

Percent of Original List Price Received

This chart uses a rolling 12-month average for each data point.



New Construction Review



Nov '18

5,805

Peak of New Construction Inventory

New Construction Inventory at Peak

New Construction Homes for Sale



Top Areas: New Construction Market Share in 2019

30354 – Hapeville	30.8%
30317 – Kirkwood, Edgewood, East Lake	20.2%
30316 – Cabbagetwn, E At Vllg, Ormewd Pk, S DeKalb	19.1%
30319 – Brookhaven, North Atlanta, Dunwoody	17.5%
30318 – Home Pk, NW Atl, Collr Hlls, Undrwd Hlls, Westsde or Mdtwn W	16.7%
30324 – Mrngside/Lenox Pk, Piedmont Hts, Lenox, Lavista Pk	15.5%
30342 – Buckhead, N Buckhead, Chastain Pk, N Atlanta	15.1%
30033 – Decatur, North Decatur	14.2%
30345 – Briarcliff Woods, Oak Grove, Northlake	13.0%
30329 – Emory University, Toco Hills, Briarcliff	12.1%
30315 – Carver Homes, Grant Park, Peoplestown	11.5%
30312 – Downtown Atlanta, Grant Park, Old Fourth Ward	10.1%
30030 – City of Decatur, Winnona Park, Oakhurst	8.4%
30307 – Cndlr Pk, Drd Hlls, Edgwd, Emory U, Inmn Pk, Lk Clre, Little 5 Pnts	7.8%
30306 – Virg-H'land, Mrngside/Lenox Pk, Poncey-H'land, Druid Hills	6.9%
30337 – College Park	6.5%
30327 – Buckhead, North Atlanta	6.0%
30308 – Midtown	5.5%
30326 – Lenox	4.9%
30310 – Adair Pk, Atl Univ Ctr, Mechanicsville, W End	4.6%
30344 – East Point	4.1%
30311 – Cascade Heights, Greenbriar, Southwest Atlanta	3.6%
30341 – Ashford Park, Chamblee, Dunwoody	3.2%
30305 – Buckhead, Garden Hills, Haynes Manor, Peachtree Hills	3.0%
30339 – Vinings	2.3%
30002 – Avondale Estates	2.2%

5.0

2.6

Year-End Months Supply New Construction

Year-End Months Supply Previously Owned

99.4%

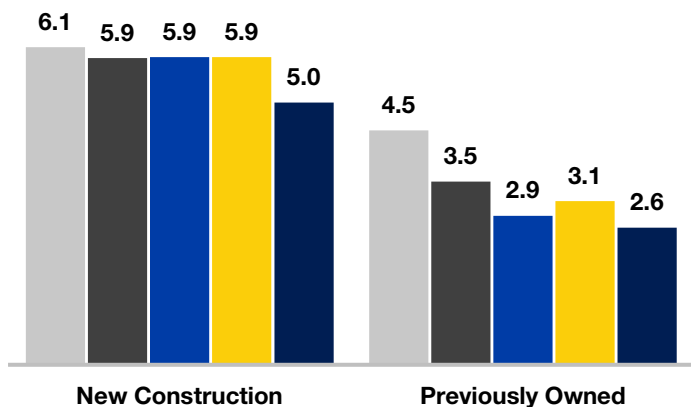
95.8%

Pct. of Orig. Price Received New Construction

Pct. of Orig. Price Received Previously Owned

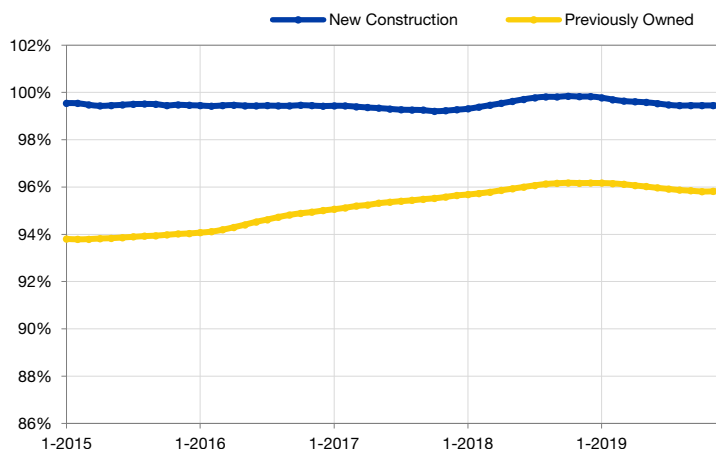
Months Supply of Inventory

■ 2015 ■ 2016 ■ 2017 ■ 2018 ■ 2019



Percent of Original List Price Received

This chart uses a rolling 12-month average for each data point.



Area Overviews



	Total Closed Sales	Change from 2018	New Listings	Homes for Sale	Months Supply of Inventory	Days on Market Until Sale	Pct. of Orig. Price Received
City of Atlanta	11,887	+ 2.3%	19,503	3,126	3.1	42	95.9%
30303	23	- 41.0%	45	5	2.1	52	94.2%
30305	231	- 25.0%	417	78	3.9	56	95.1%
30306	232	+ 1.3%	362	47	2.4	41	96.8%
30307	192	- 15.8%	342	55	3.3	38	97.0%
30308	201	- 8.6%	368	74	4.3	36	96.7%
30309	329	- 9.6%	548	109	4.0	45	96.1%
30310	369	- 20.3%	734	119	3.8	40	93.0%
30311	222	+ 12.1%	392	61	3.2	38	93.6%
30312	228	- 21.6%	389	51	2.8	36	97.0%
30313	39	- 32.8%	86	18	5.1	33	98.4%
30314	160	- 14.4%	320	59	4.1	40	92.3%
30315	278	- 17.5%	531	90	3.8	37	93.6%
30316	492	- 11.5%	865	139	3.2	42	96.6%
30317	218	+ 12.4%	342	53	3.1	47	96.6%
30318	497	- 10.0%	812	109	2.8	44	95.6%
30319	377	- 8.0%	687	124	3.8	45	96.4%
30326	82	- 18.0%	166	41	5.7	68	94.1%
30327	134	- 23.9%	283	73	6.4	70	93.8%
30328	380	- 5.2%	612	111	3.4	46	96.2%
30329	99	- 10.8%	164	38	4.8	60	95.3%
30331	475	+ 9.4%	678	103	2.5	44	97.1%
30336	28	- 26.3%	21	1	0.4	46	100.9%
30337	62	- 19.5%	110	20	3.7	41	96.0%
30338	246	- 15.2%	349	48	2.5	44	96.7%
30339	262	- 1.1%	363	60	2.7	48	96.6%
30340	138	+ 7.8%	189	24	2.1	29	97.1%
30341	189	- 10.8%	289	56	3.4	35	96.8%
30342	252	+ 16.1%	432	71	3.4	47	96.5%
30344	290	- 12.7%	506	90	3.7	38	95.1%
30346	19	+ 137.5%	21	1	0.5	77	94.8%
30349	873	+ 10.6%	1,142	155	2.0	41	97.9%
30350	216	- 13.6%	320	55	3.1	40	95.8%
30354	156	+ 26.8%	274	40	2.9	34	97.1%
Atlanta Metro Area – Greater 28 County Area	92,837	+ 2.9%	130,939	20,259	2.6	42	96.8%
Savannah	4,669	+ 15.0%	6,464	1,815	4.7	91	93.4%
Columbus	126	+ 93.8%	140	41	3.9	158	88.4%
Macon	655	+ 3.6%	1,041	307	5.4	81	92.6%
Augusta	2,064	+ 6.5%	2,553	456	2.6	93	94.6%

Area Overviews



	Total Closed Sales	Change from 2018	New Listings	Homes for Sale	Months Supply of Inventory	Days on Market Until Sale	Pct. of Orig. Price Received
30002 – Avondale Estates	46	- 24.6%	96	18	3.9	31	96.5%
30030 – City of Decatur, Winnona Pk, Oakhurst	226	- 28.5%	367	64	3.5	44	95.9%
30033 – Decatur, North Decatur	275	- 17.7%	415	61	2.6	40	96.2%
30303 – Dwnntn, Fairlie-Poplar, Central Business District	23	- 41.0%	45	5	2.1	52	94.2%
30305 – Buckhead, Garden Hills, Haynes Manor, Peachtree Hills	231	- 25.0%	417	78	3.9	56	95.1%
30306 – Virg-H'land, Mrngside/Lenox Pk, Poncey-H'land, Druid Hills	232	+ 1.3%	362	47	2.4	41	96.8%
30307 – Cndlr Pk, Drd Hlls, Edgwd, Emory U, Inmn Pk, Lk Clre, Little 5 Pnts	192	- 15.8%	342	55	3.3	38	97.0%
30308 – Midtown	201	- 8.6%	368	74	4.3	36	96.7%
30309 – Ansley Pk, Brookwood Hills, Midtown, Loring Hts	329	- 9.6%	548	109	4.0	45	96.1%
30310 – Adair Pk, Atl Univ Ctr, Mechanicsville, W End	369	- 20.3%	734	119	3.8	40	93.0%
30311 – Cascade Hts, Greenbriar, Southwest Atlanta	222	+ 12.1%	392	61	3.2	38	93.6%
30312 – Dwnntn Atlanta, Grant Pk, Old Fourth Ward	228	- 21.6%	389	51	2.8	36	97.0%
30313 – Dwnntn Atlanta, Castleberry Hill	39	- 32.8%	86	18	5.1	33	98.4%
30314 – Bankhead, Vine City, West Lk	160	- 14.4%	320	59	4.1	40	92.3%
30315 – Carver Homes, Grant Pk, Peoplestown	278	- 17.5%	531	90	3.8	37	93.6%
30316 – Cabbagetwn, E At Vllg, Ormewd Pk, S DeKalb	492	- 11.5%	865	139	3.2	42	96.6%
30317 – Kirkwood, Edgewood, East Lk	218	+ 12.4%	342	53	3.1	47	96.6%
30318 – Home Pk, NW Atl, Collr Hlls, Undrwd Hlls, Westsde, Mdtm W	497	- 10.0%	812	109	2.8	44	95.6%
30319 – Brookhaven, North Atlanta, Dunwoody	377	- 8.0%	687	124	3.8	45	96.4%
30324 – Mrngside/Lenox Pk, Piedmont Hts, Lenox, Lavista Pk	304	- 14.8%	484	88	3.6	52	96.7%
30326 – Lenox	82	- 18.0%	166	41	5.7	68	94.1%
30327 – Buckhead, North Atlanta	134	- 23.9%	283	73	6.4	70	93.8%
30329 – Emory University, Toco Hills, Briarcliff	99	- 10.8%	164	38	4.8	60	95.3%
30337 – College Pk	62	- 19.5%	110	20	3.7	41	96.0%
30339 – Vinings	262	- 1.1%	363	60	2.7	48	96.6%
30340 – Doraville	138	+ 7.8%	189	24	2.1	29	97.1%
30341 – Ashford Pk, Chamblee, Dunwoody	189	- 10.8%	289	56	3.4	35	96.8%
30342 – Buckhead, N Buckhead, Chastain Pk, N Atlanta	252	+ 16.1%	432	71	3.4	47	96.5%
30344 – East Point	290	- 12.7%	506	90	3.7	38	95.1%
30345 – Briarcliff Woods, Oak Grove, Northlake	154	- 13.5%	248	36	2.8	46	95.4%
30354 – Hapeville	156	+ 26.8%	274	40	2.9	34	97.1%

Area Historical Median Prices



	2015	2016	2017	2018	2019	Change From 2018	Change From 2015
City of Atlanta	\$227,900	\$239,000	\$255,000	\$270,000	\$284,990	+ 5.6%	+ 25.1%
30303	\$81,894	\$137,375	\$129,000	\$180,000	\$181,500	+ 0.8%	+ 121.6%
30305	\$387,500	\$301,500	\$263,000	\$327,500	\$390,000	+ 19.1%	+ 0.6%
30306	\$490,000	\$479,000	\$549,000	\$585,000	\$621,000	+ 6.2%	+ 26.7%
30307	\$409,000	\$409,840	\$460,000	\$497,000	\$499,950	+ 0.6%	+ 22.2%
30308	\$223,750	\$231,000	\$244,900	\$254,000	\$270,000	+ 6.3%	+ 20.7%
30309	\$250,000	\$277,500	\$288,700	\$313,750	\$330,000	+ 5.2%	+ 32.0%
30310	\$65,000	\$80,000	\$135,000	\$179,975	\$203,000	+ 12.8%	+ 212.3%
30311	\$62,000	\$85,000	\$139,000	\$170,000	\$180,000	+ 5.9%	+ 190.3%
30312	\$239,000	\$300,000	\$315,750	\$332,000	\$371,750	+ 12.0%	+ 55.5%
30313	\$194,000	\$225,000	\$235,000	\$237,500	\$245,000	+ 3.2%	+ 26.3%
30314	\$27,500	\$32,500	\$64,000	\$91,500	\$134,250	+ 46.7%	+ 388.2%
30315	\$105,950	\$115,500	\$90,800	\$146,000	\$179,850	+ 23.2%	+ 69.7%
30316	\$224,900	\$265,000	\$300,000	\$325,000	\$345,852	+ 6.4%	+ 53.8%
30317	\$289,950	\$305,000	\$373,000	\$444,950	\$458,500	+ 3.0%	+ 58.1%
30318	\$280,000	\$269,900	\$257,750	\$259,750	\$285,500	+ 9.9%	+ 2.0%
30319	\$388,500	\$421,625	\$430,000	\$485,000	\$534,832	+ 10.3%	+ 37.7%
30326	\$325,000	\$318,500	\$305,000	\$364,500	\$379,950	+ 4.2%	+ 16.9%
30327	\$624,500	\$720,000	\$532,500	\$685,000	\$799,590	+ 16.7%	+ 28.0%
30328	\$319,000	\$332,500	\$336,500	\$357,000	\$369,000	+ 3.4%	+ 15.7%
30329	\$350,250	\$350,000	\$384,000	\$399,000	\$394,100	- 1.2%	+ 12.5%
30331	\$159,340	\$159,950	\$160,000	\$170,000	\$180,000	+ 5.9%	+ 13.0%
30336	\$237,500	\$0	\$146,445	\$152,490	\$197,938	+ 29.8%	- 16.7%
30337	\$149,750	\$215,000	\$249,900	\$273,900	\$200,000	- 27.0%	+ 33.6%
30338	\$380,000	\$382,500	\$422,000	\$463,250	\$460,000	- 0.7%	+ 21.1%
30339	\$260,500	\$265,000	\$268,500	\$307,500	\$339,500	+ 10.4%	+ 30.3%
30340	\$200,950	\$200,000	\$240,000	\$262,500	\$282,595	+ 7.7%	+ 40.6%
30341	\$285,000	\$302,450	\$306,000	\$352,500	\$375,000	+ 6.4%	+ 31.6%
30342	\$450,000	\$459,250	\$464,000	\$470,000	\$525,000	+ 11.7%	+ 16.7%
30344	\$79,050	\$105,500	\$123,900	\$150,990	\$164,245	+ 8.8%	+ 107.8%
30346	\$253,000	\$275,500	\$309,750	\$366,250	\$290,000	- 20.8%	+ 14.6%
30349	\$135,633	\$138,008	\$139,700	\$165,245	\$172,590	+ 4.4%	+ 27.2%
30350	\$244,000	\$211,444	\$201,500	\$244,000	\$240,000	- 1.6%	- 1.6%
30354	\$56,000	\$61,000	\$90,000	\$145,000	\$197,778	+ 36.4%	+ 253.2%
Atlanta Metro Area – Greater 28 County Area	\$185,000	\$198,200	\$213,550	\$230,000	\$245,000	+ 6.5%	+ 32.4%
Savannah	\$142,250	\$158,250	\$169,000	\$210,000	\$218,000	+ 3.8%	+ 53.3%
Columbus	\$64,450	\$132,000	\$89,000	\$115,000	\$127,000	+ 10.4%	+ 97.1%
Macon	\$85,750	\$108,000	\$114,460	\$125,500	\$128,990	+ 2.8%	+ 50.4%
Augusta	\$98,500	\$105,000	\$115,900	\$123,000	\$127,200	+ 3.4%	+ 29.1%

Area Historical Median Prices



	2015	2016	2017	2018	2019	Change From 2018	Change From 2015
30002 – Avondale Estates	\$270,750	\$335,750	\$346,000	\$404,000	\$398,500	- 1.4%	+ 47.2%
30030 – City of Decatur, Winnona Pk, Oakhurst	\$376,500	\$438,000	\$459,500	\$467,750	\$440,000	- 5.9%	+ 16.9%
30033 – Decatur, North Decatur	\$253,750	\$275,950	\$309,950	\$355,000	\$370,000	+ 4.2%	+ 45.8%
30303 – Dwnntn, Fairlie-Poplar, Central Business District	\$81,894	\$137,375	\$129,000	\$180,000	\$181,500	+ 0.8%	+ 121.6%
30305 – Buckhead, Garden Hills, Haynes Manor, Peachtree Hills	\$387,500	\$301,500	\$263,000	\$327,500	\$390,000	+ 19.1%	+ 0.6%
30306 – Virg-H'land, Mrngside/Lenox Pk, Poncey-H'land, Druid Hills	\$490,000	\$479,000	\$549,000	\$585,000	\$621,000	+ 6.2%	+ 26.7%
30307 – Cndlr Pk, Drd Hlls, Edgwd, Emory U, Inmn Pk, Lk Clre, Little 5 Pnts	\$409,000	\$409,840	\$460,000	\$497,000	\$499,950	+ 0.6%	+ 22.2%
30308 – Midtown	\$223,750	\$231,000	\$244,900	\$254,000	\$270,000	+ 6.3%	+ 20.7%
30309 – Ansley Pk, Brookwood Hills, Midtown, Loring Hts	\$250,000	\$277,500	\$288,700	\$313,750	\$330,000	+ 5.2%	+ 32.0%
30310 – Adair Pk, Atl Univ Ctr, Mechanicsville, W End	\$65,000	\$80,000	\$135,000	\$179,975	\$203,000	+ 12.8%	+ 212.3%
30311 – Cascade Hts, Greenbriar, Southwest Atlanta	\$62,000	\$85,000	\$139,000	\$170,000	\$180,000	+ 5.9%	+ 190.3%
30312 – Dwnntn Atlanta, Grant Pk, Old Fourth Ward	\$239,000	\$300,000	\$315,750	\$332,000	\$371,750	+ 12.0%	+ 55.5%
30313 – Dwnntn Atlanta, Castleberry Hill	\$194,000	\$225,000	\$235,000	\$237,500	\$245,000	+ 3.2%	+ 26.3%
30314 – Bankhead, Vine City, West Lk	\$27,500	\$32,500	\$64,000	\$91,500	\$134,250	+ 46.7%	+ 388.2%
30315 – Carver Homes, Grant Pk, Peoplestown	\$105,950	\$115,500	\$90,800	\$146,000	\$179,850	+ 23.2%	+ 69.7%
30316 – Cabbagetwn, E At Vllg, Ormewd Pk, S DeKalb	\$224,900	\$265,000	\$300,000	\$325,000	\$345,852	+ 6.4%	+ 53.8%
30317 – Kirkwood, Edgewood, East Lk	\$289,950	\$305,000	\$373,000	\$444,950	\$458,500	+ 3.0%	+ 58.1%
30318 – Home Pk, NW Atl, Collr Hlls, Undrwd Hlls, Westsde, Mdtwn	\$280,000	\$269,900	\$257,750	\$259,750	\$285,500	+ 9.9%	+ 2.0%
30319 – Brookhaven, North Atlanta, Dunwoody	\$388,500	\$421,625	\$430,000	\$485,000	\$534,832	+ 10.3%	+ 37.7%
30324 – Mrngside/Lenox Pk, Piedmont Hts, Lenox, Lavista Pk	\$225,000	\$299,250	\$361,000	\$394,900	\$382,500	- 3.1%	+ 70.0%
30326 – Lenox	\$325,000	\$318,500	\$305,000	\$364,500	\$379,950	+ 4.2%	+ 16.9%
30327 – Buckhead, North Atlanta	\$624,500	\$720,000	\$532,500	\$685,000	\$799,590	+ 16.7%	+ 28.0%
30329 – Emory University, Toco Hills, Briarcliff	\$350,250	\$350,000	\$384,000	\$399,000	\$394,100	- 1.2%	+ 12.5%
30337 – College Pk	\$149,750	\$215,000	\$249,900	\$273,900	\$200,000	- 27.0%	+ 33.6%
30339 – Vinings	\$260,500	\$265,000	\$268,500	\$307,500	\$339,500	+ 10.4%	+ 30.3%
30340 – Doraville	\$200,950	\$200,000	\$240,000	\$262,500	\$282,595	+ 7.7%	+ 40.6%
30341 – Ashford Pk, Chamblee, Dunwoody	\$285,000	\$302,450	\$306,000	\$352,500	\$375,000	+ 6.4%	+ 31.6%
30342 – Buckhead, N Buckhead, Chastain Pk, N Atlanta	\$450,000	\$459,250	\$464,000	\$470,000	\$525,000	+ 11.7%	+ 16.7%
30344 – East Point	\$79,050	\$105,500	\$123,900	\$150,990	\$164,245	+ 8.8%	+ 107.8%
30345 – Briarcliff Woods, Oak Grove, Northlake	\$340,000	\$388,000	\$400,000	\$435,100	\$445,000	+ 2.3%	+ 30.9%
30354 – Hapeville	\$56,000	\$61,000	\$90,000	\$145,000	\$197,778	+ 36.4%	+ 253.2%