



MID-YEAR REPORT

ATLANTA | 2019



INSIDE THE PERIMETER MARKET ANALYSIS | MID-YEAR 2019

\$285,500
MEDIAN SALES PRICE

The median sales price of condos and townhomes in the first half of 2019 was \$285,500 compared to \$269,400 in the first half of 2018.

-6.86%
TOTAL SALES

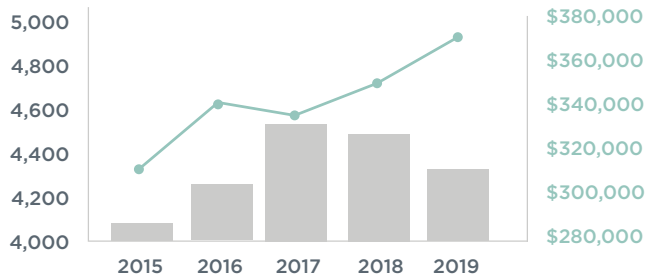
There were 7,075 total sales in the first half of 2019 compared to 7,561 in the first half of 2018. This translates to a -6.86% decline.

44
DAYS ON MARKET

Condos and townhomes sold in the first half of 2019 spent an average of 44 days on the market before being sold.

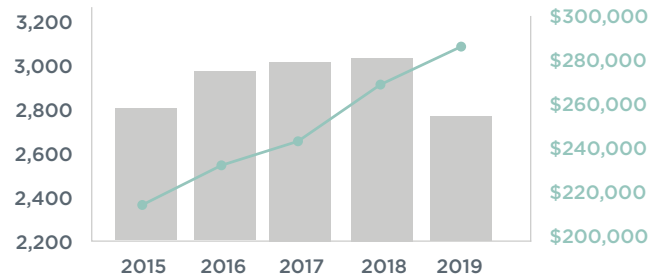
SINGLE FAMILY

TOTAL SALES VS. MEDIAN PRICE



CONDO/TOWNHOME

TOTAL SALES VS. MEDIAN PRICE



TRENDS AT A GLANCE

TOTAL SALES



DAYS ON MARKET



AVG. SALES PRICE



AVG. LIST PRICE



INSIDE THE PERIMETER

SINGLE FAMILY	2017	%	2018	%	2019
Total Sales	4,587	-1.46	4,520	-3.52	4,361
Median Sales Price	\$336,000	5.65	\$355,000	5.63	\$375,000
Days on Market	42	-4.76	40	2.50	41
CONDO/TOWNHOME	2017	%	2018	%	2019
Total Sales	3,015	0.86	3,041	-10.75	2,714
Median Sales Price	\$239,000	12.72	\$269,400	5.98	\$285,500
Days on Market	39	-7.69	36	22.22	44

BUCKHEAD

SINGLE FAMILY	2017	%	2018	%	2019
Total Sales	423	7.33	454	-3.96	436
Median Sales Price	\$856,500	1.43	\$868,750	3.60	\$900,000
Days on Market	60	6.67	64	-18.75	52
CONDO/TOWNHOME	2017	%	2018	%	2019
Total Sales	777	-3.09	753	-16.73	627
Median Sales Price	\$230,000	11.74	\$257,000	13.23	\$291,000
Days on Market	50	-14.00	43	16.28	50

CITY OF CHAMBLEE

SINGLE FAMILY	2017	%	2018	%	2019
Total Sales	127	-9.45	115	-3.48	111
Median Sales Price	\$360,000	8.33	\$390,000	2.56	\$400,000
Days on Market	31	3.23	32	15.63	37
CONDO/TOWNHOME	2017	%	2018	%	2019
Total Sales	55	14.55	63	6.35	67
Median Sales Price	\$225,500	15.30	\$260,000	25.00	\$325,000
Days on Market	29	58.62	46	45.65	67

CITY OF DECATUR

SINGLE FAMILY	2017	%	2018	%	2019
Total Sales	125	-14.40	107	2.80	110
Median Sales Price	\$600,000	5.00	\$630,000	3.29	\$650,750
Days on Market	28	-3.57	27	59.36	43
CONDO/TOWNHOME	2017	%	2018	%	2019
Total Sales	92	-14.13	79	-22.78	61
Median Sales Price	\$327,750	-0.84	\$325,000	-4.77	\$309,500
Days on Market	55	-56.36	24	37.50	33

GRANT PARK

SINGLE FAMILY	2017	%	2018	%	2019
Total Sales	60	-18.33	49	4.08	51
Median Sales Price	\$477,113	3.75	\$495,000	6.06	\$525,000
Days on Market	23	13.04	26	-3.85	25
CONDO/TOWNHOME	2017	%	2018	%	2019
Total Sales	26	-3.85	25	-12.00	22
Median Sales Price	\$287,500	-8.24	\$263,800	42.15	\$375,000
Days on Market	12	133.33	28	-7.14	26

MIDTOWN

SINGLE FAMILY	2017	%	2018	%	2019
Total Sales	14	14.29	16	31.25	21
Median Sales Price	\$691,500	11.35	\$770,000	12.34	\$865,000
Days on Market	55	-40.00	33	24.24	41
CONDO/TOWNHOME	2017	%	2018	%	2019
Total Sales	386	-2.33	377	-10.34	338
Median Sales Price	\$265,000	10.38	\$292,500	5.38	\$308,250
Days on Market	35	-11.43	31	45.16	45

OLD FOURTH WARD

SINGLE FAMILY	2017	%	2018	%	2019
Total Sales	16	-37.50	10	180.00	28
Median Sales Price	\$562,450	-2.84	\$546,500	3.57	\$566,000
Days on Market	41	-17.07	34	14.71	39
CONDO/TOWNHOME	2017	%	2018	%	2019
Total Sales	99	14.14	113	10.62	125
Median Sales Price	\$210,000	16.39	\$244,410	8.94	\$266,250
Days on Market	28	21.43	34	61.76	55

ORMEWOOD PARK & EAST ATLANTA

SINGLE FAMILY	2017	%	2018	%	2019
Total Sales	150	-14.67	128	-14.06	110
Median Sales Price	\$351,000	8.23	\$379,900	2.65	\$389,950
Days on Market	21	28.57	27	-59.26	11
CONDO/TOWNHOME	2017	%	2018	%	2019
Total Sales	14	-42.86	8	75.00	14
Median Sales Price	\$293,500	18.23	\$347,000	13.68	\$394,460
Days on Market	15	33.33	20	-60.00	8

SOUTHWEST BELTLINE

SINGLE FAMILY	2017	%	2018	%	2019
Total Sales	133	10.53	147	16.33	171
Median Sales Price	\$140,000	28.54	\$179,950	11.70	\$201,000
Days on Market	24	29.17	31	-32.26	21
CONDO/TOWNHOME	2017	%	2018	%	2019
Total Sales	8	-25.00	6	66.67	10
Median Sales Price	\$92,600	31.56	\$121,825	8.76	\$132,500
Days on Market	39	-43.59	22	-63.64	8

VIRGINIA-HIGHLAND & MORNINGSIDE-LENOX PARK

SINGLE FAMILY	2017	%	2018	%	2019
Total Sales	126	-11.90	111	16.22	129
Median Sales Price	\$850,000	0.00	\$850,000	1.71	\$864,500
Days on Market	47	14.89	54	-16.67	45
CONDO/TOWNHOME	2017	%	2018	%	2019
Total Sales	69	26.09	87	-21.84	68
Median Sales Price	\$224,050	4.84	\$234,900	1.71	\$252,250
Days on Market	16	56.25	25	28.00	32

WESTSIDE

SINGLE FAMILY	2017	%	2018	%	2019
Total Sales	289	6.92	309	6.15	328
Median Sales Price	\$115,000	20.43	\$138,500	32.13	\$183,000
Days on Market	46	-21.74	36	-5.56	34
CONDO/TOWNHOME	2017	%	2018	%	2019
Total Sales	124	6.45	132	-10.61	118
Median Sales Price	\$241,500	-5.90	\$227,262	27.61	\$290,000
Days on Market	41	12.20	46	-32.61	31



DID YOU KNOW?

13,347

There have been 13,347 new listings in the greater Atlanta area in the first half of 2019.

8,209

There have been 8,209 contracts written in the greater Atlanta area in the first half of 2019.

7.63%

New construction accounted for more than 7% of homes sold in the greater Atlanta area in the first half of 2019.

