

Annual Report on the Georgia Housing Market

FOR RESIDENTIAL REAL ESTATE ACTIVITY IN THE STATE OF GEORGIA



2022

2022 Annual Report on the Georgia Housing Market

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2022 began where 2021 left off: Mortgage rates were near historic lows, buyer competition was fierce, and homes were selling at a breakneck pace, often with multiple bids and all-cash offers, due to pent-up demand and a shortage of housing supply, causing sales prices to soar to new heights. But all that changed a few months later as mortgage rates began to rise, adding hundreds of dollars to monthly mortgage payments and causing housing affordability to plummet to its lowest level in decades. As borrowing costs continued to increase, home sales and home prices began to slow, and after two years of record-breaking activity, the red-hot housing market was finally cooling.

Sales: Pending sales decreased 17.8 percent, finishing 2022 at 139,492. Closed sales were down 15.4 percent to end the year at 144,437.

Listings: Comparing 2022 to the prior year, the number of homes available for sale was up by 55.9 percent. There were 26,257 active listings at the end of 2022. New listings decreased by 2.6 percent to finish the year at 187,692.

New Construction: Nationwide, builders faced cost increases, material availability issues and a limited labor pool, but decreasing lumber costs helped offset those issues. Builders responded to the declines in buyer activity by reducing their pace of construction, which will not help to resolve the long-term trend of an under supply of total housing units. Locally, months of supply ended 2022 at 4.5 months.

Prices: Home prices were up compared to last year. The overall median sales price increased 15.2 percent to \$339,900 for the year. Single Family home prices were up 16.7 percent compared to last year, and Townhouse-Condo home prices were up 15.2 percent.

List Price Received: Sellers received, on average, 98.7 percent of their list price at sale, a year-over-year reduction of 0.8 percent. Single Family homes received 98.7 percent of the original list price and Townhouse-Condo homes received 98.7 percent of the original list price at sale.

Home sales continued to decline throughout much of the year, as affordability challenges took their toll on market participants, forcing many prospective buyers and sellers to the sidelines. To help offset rising costs, some buyers moved from bigger, more expensive cities to smaller, more affordable areas, while others turned to the rental market, where competition and rental prices surged. As mortgage rates continued to climb and market conditions shifted, many homeowners were reluctant to sell their homes, and with buyer demand down, homebuilders eased production, further constraining an already limited supply of housing.

Looking ahead to the 2023, much depends on inflation, mortgage interest rates, and the broader state of the economy, although economists predict many of 2022's housing trends will continue into the new year: home sales will soften, price growth will moderate, inventory will remain tight, and there will be greater variability between markets nationally, with some regions possibly seeing price declines while other, more affordable areas of the country remain in high demand and experience price growth.

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Quick Facts



Change from 2021:

+ 15.2%

Median Sales Price

- 17.8%

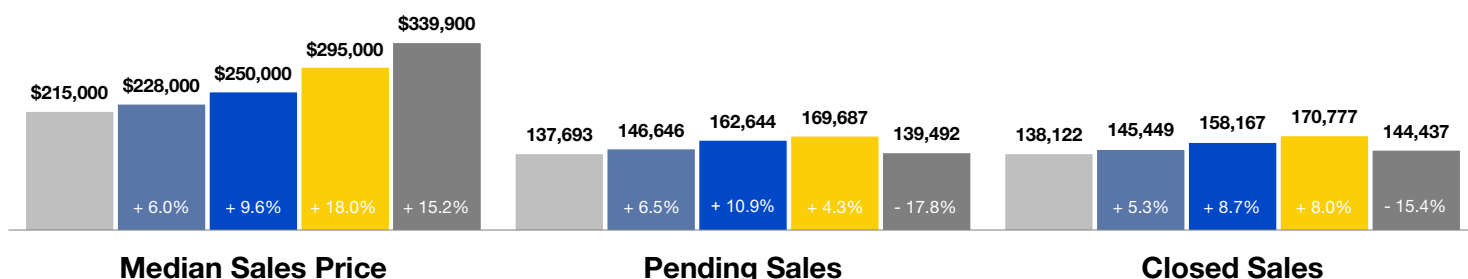
Pending Sales

- 15.4%

Closed Sales

Annual Market Activity

■ 2018 ■ 2019 ■ 2020 ■ 2021 ■ 2022



Top 5: Change in Median Sales Price from 2021

30342 – Buckhead, N Buckhead, Chastain Pk, N Atlanta	24.9%
30344 – East Point	24.1%
30312 – Dwrtn Atlanta, Grant Pk, Old Fourth Ward	18.7%
30341 – Ashford Pk, Chamblee, Dunwoody	18.1%
Atlanta Metro Area – Greater 28 County Area	16.5%

Top 5: Change in Pending Sales from 2021

30354 – Hapeville	12.5%
Macon	11.6%
Columbus	-13.2%
Augusta	-14.0%
30329 – Emory University, Toco Hills, Briarcliff	-18.6%

Top 5: Change in Closed Sales from 2021

Macon	21.8%
30002 – Avondale Estates	3.0%
30354 – Hapeville	-7.2%
Columbus	-9.8%
Augusta	-13.3%

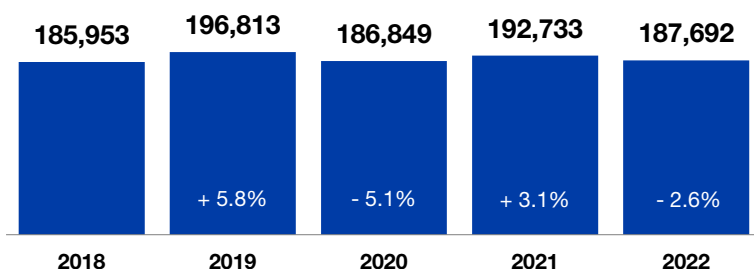
187,692

New Listings in 2022

- 2.6%

Change from 2021

New Listings



Top 5: Change in New Listings from 2021

30307 – Cndlr Pk, Drd Hlls, Edgwd, Emory U, Inmn Pk, Lk Clre, Little 5 Pnts	91.7%
30340 – Doraville	77.8%
30033 – Decatur, North Decatur	60.0%
30030 – City of Decatur, Winnona Pk, Oakhurst	50.0%
30316 – Cabbagetwn, E At Vllg, Ormewd Pk, S DeKalb	27.3%

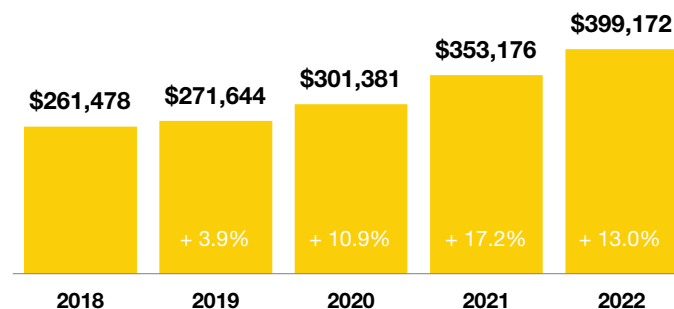
\$399,172

Avg. Sales Price in 2022

+ 13.0%

Change from 2021

Average Sales Price



Top 5: Change in Average Sales Price from 2021

30342 – Buckhead, N Buckhead, Chastain Pk, N Atlanta	22.4%
30341 – Ashford Pk, Chamblee, Dunwoody	20.2%
30344 – East Point	19.7%
30312 – Dwrtn Atlanta, Grant Pk, Old Fourth Ward	18.4%
30314 – Bankhead, Vine City, West Lk	17.7%

Quick Facts



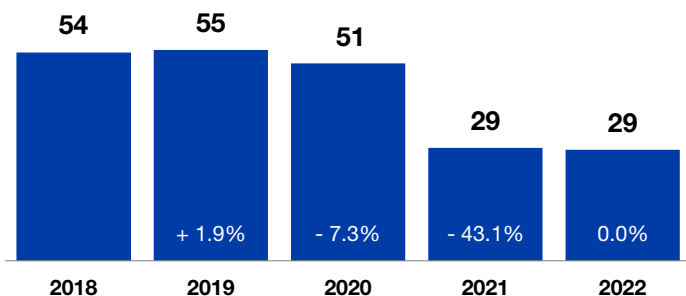
29

0.0%

Days on Market in 2022

Change from 2021

Days on Market Until Sale



Top 5: Change in Days on Market Until Sale from 2021

30337 – College Pk	24.0%
30341 – Ashford Pk, Chamblee, Dunwoody	19.0%
30303 – Dwntn, Fairlie-Poplar, Central Business District	12.5%
30311 – Cascade Hts, Greenbriar, Southwest Atlanta	11.1%
30312 – Dwntn Atlanta, Grant Pk, Old Fourth Ward	10.7%

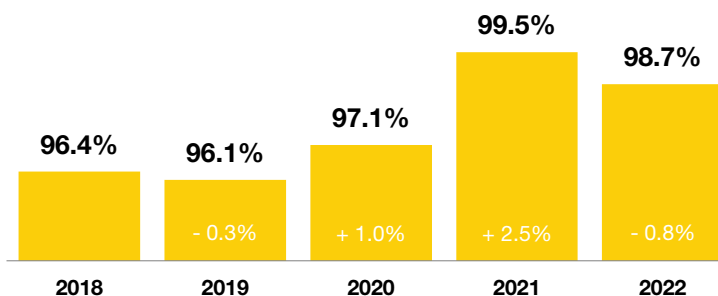
98.7%

- 0.8%

Pct. of Orig. List Price Received in 2022

Change from 2021

Pct. of Orig. List Price Received



Top 5: Change in Pct. of Orig. List Price Received from 2021

30326 – Lenox	2.2%
30030 – City of Decatur, Winnona Pk, Oakhurst	2.1%
30002 – Avondale Estates	2.1%
30313 – Dwntn Atlanta, Castleberry Hill	2.0%
30342 – Buckhead, N Buckhead, Chastain Pk, N Atlanta	2.0%

2.3

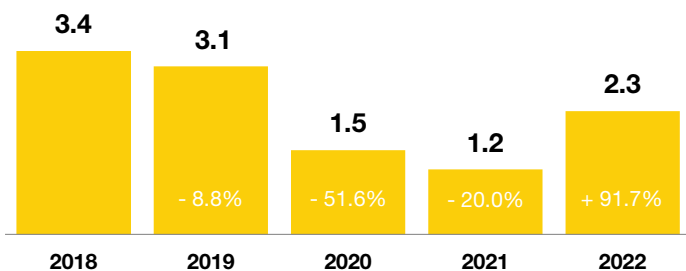
+ 91.7%

Months Supply in 2022

Change from 2021

Months Supply of Inventory

At the end of each year



Top 5: Change in Months Supply of Inventory from 2021

30030 – City of Decatur, Winnona Pk, Oakhurst	200.0%
30313 – Dwntn Atlanta, Castleberry Hill	152.6%
30342 – Buckhead, N Buckhead, Chastain Pk, N Atlanta	137.5%
30354 – Hapeville	123.8%
30310 – Adair Pk, Atl Univ Ctr, Mechanicsville, W End	2100.0%

26,257

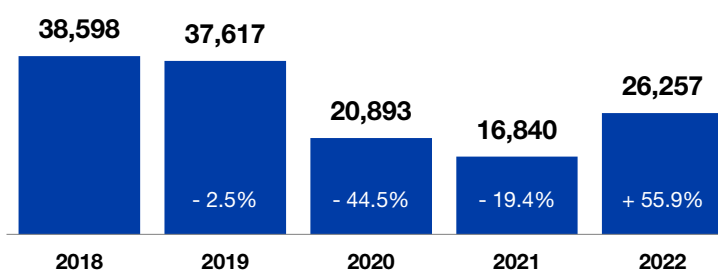
+ 55.9%

Homes for Sale in 2022

Change from 2021

Inventory of Homes for Sale

At the end of each year.



Top 5: Change in Inventory of Homes for Sale from 2021

30354 – Hapeville	150.0%
30033 – Decatur, North Decatur	142.1%
30030 – City of Decatur, Winnona Pk, Oakhurst	112.5%
30307 – Cndlr Pk, Drd Hlls, Edgwd, Emory U, Inmn Pk, Lk Clre, Little 5 Pr	80.8%
30310 – Adair Pk, Atl Univ Ctr, Mechanicsville, W End	73.9%

Property Type Review



28

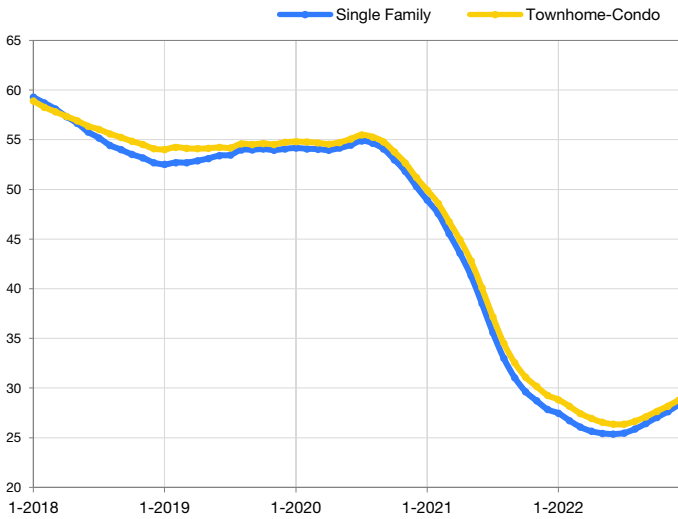
Average Days on Market
Single Family

29

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 2022

30303 – Dwntn, Fairlie-Poplar, Central Business District	100.0%
30326 – Lenox	97.7%
30313 – Downtown Atlanta, Castleberry Hill	92.9%
30308 – Midtown	91.4%
30309 – Ansley Park, Brookwood Hills, Midtown, Loring Heights	87.4%
30339 – Vinings	79.4%
30305 – Buckhead, Garden Hills, Haynes Manor, Peachtree Hills	69.3%
30312 – Downtown Atlanta, Grant Park, Old Fourth Ward	63.0%
30324 – Mrngside/Lenox Pk, Piedmont Hts, Lenox, Lavista Pk	59.2%
30329 – Emory University, Toco Hills, Briarcliff	48.1%
30307 – Cndlr Pk, Drd Hlls, Edgwd, Emory U, Inmn Pk, Lk Clre, Little 5 Pnts	46.9%
30342 – Buckhead, N Buckhead, Chastain Pk, N Atlanta	45.3%
30306 – Virg-H'land, Mrngside/Lenox Pk, Poncey-H'land, Druid Hills	44.6%
30319 – Brookhaven, North Atlanta, Dunwoody	38.3%
30033 – Decatur, North Decatur	34.2%
30340 – Doraville	33.8%
30327 – Buckhead, North Atlanta	33.8%
30341 – Ashford Park, Chamblee, Dunwoody	33.5%
30318 – Home Pk, NW Atl, Collr Hlls, Undrwd Hlls, Westsde or Mdtwn W	33.4%
30030 – City of Decatur, Winnona Park, Oakhurst	33.1%
30316 – Cabbagetwn, E At Vllg, Ormewd Pk, S DeKalb	28.3%
30315 – Carver Homes, Grant Park, Peoplestown	27.1%
30002 – Avondale Estates	18.7%
30317 – Kirkwood, Edgewood, East Lake	16.8%
30354 – Hapeville	15.5%
30311 – Cascade Heights, Greenbriar, Southwest Atlanta	15.2%

+ 16.7%

One-Year Change in Price
Single Family

+ 15.2%

One-Year Change in Price
Townhome-Condo

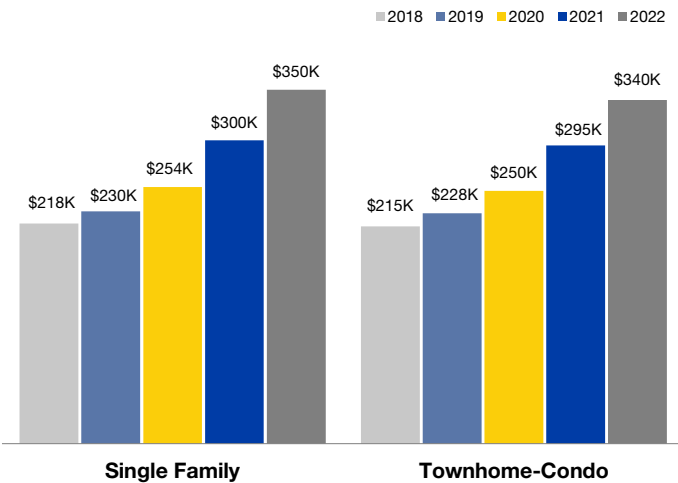
98.7%

Pct. of Orig. Price Received
Single Family

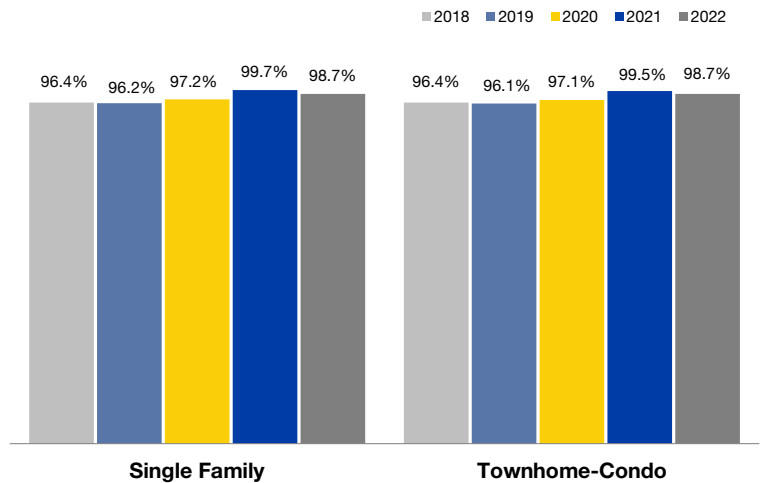
98.7%

Pct. of Orig. Price Received
Townhome-Condo

Median Sales Price



Percent of Original List Price Received



Price Range Review



\$250,001 to \$350,000

Price Range with Shortest Average Days on Market Until Sale

\$100,000 and Below

Price Range with Longest Average Days on Market Until Sale

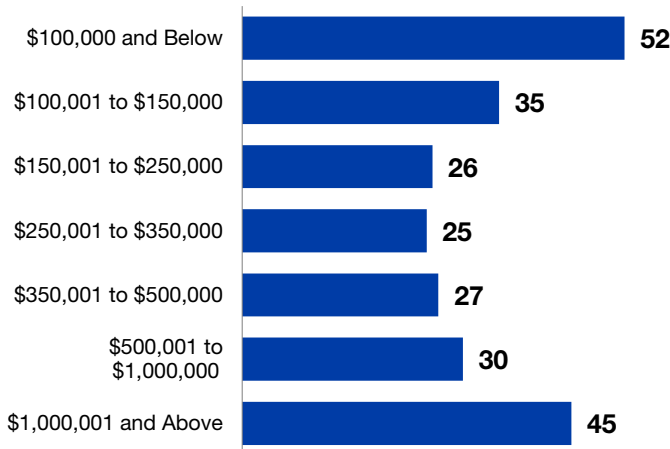
7.1%

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

+ 62.0%

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



\$250,001 to \$350,000

Price Range with the Most Closed Sales

+ 15.8%

Price Range with Strongest One-Year Change in Sales: \$500,001 to \$1,000,000

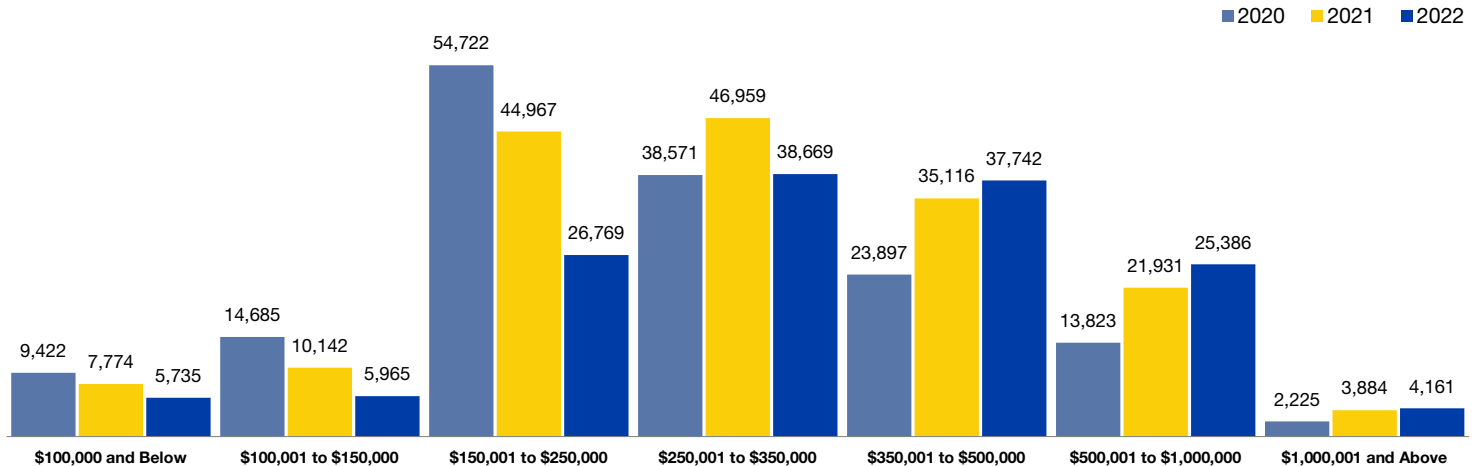
\$1,000,001 and Above

Price Range with the Fewest Closed Sales

- 41.2%

Price Range with Weakest One-Year Change in Sales: \$100,001 to \$150,000

Closed Sales by Price Range



Bedroom Count Review



- 15.1%

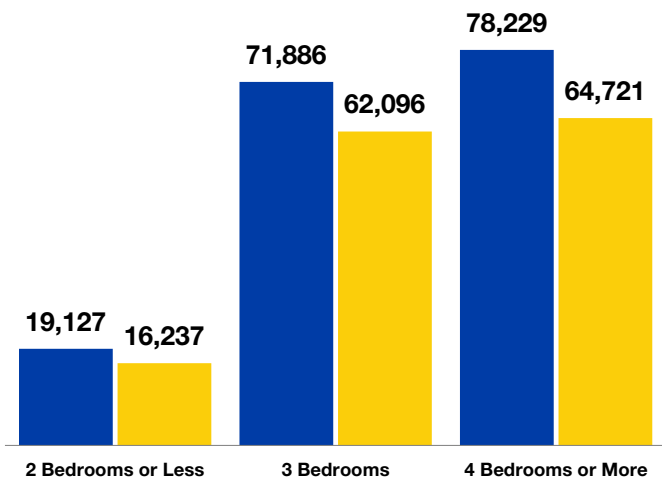
Reduction in Closed Sales
2 Bedrooms or Less

- 17.3%

Reduction in Closed Sales
4 Bedrooms or More

Closed Sales

■ 2021 ■ 2022



Top Areas: 4 Bedrooms or More Market Share in 2022

30345 – Briarcliff Woods, Oak Grove, Northlake	64.4%
30327 – Buckhead, North Atlanta	59.7%
30002 – Avondale Estates	52.5%
30337 – College Park	48.9%
30342 – Buckhead, N Buckhead, Chastain Pk, N Atlanta	47.8%
30319 – Brookhaven, North Atlanta, Dunwoody	45.7%
30341 – Ashford Park, Chamblee, Dunwoody	41.5%
30340 – Doraville	37.6%
30306 – Virg-H'land, Mrngside/Lenox Pk, Poncey-H'land, Druid Hills	37.4%
30030 – City of Decatur, Winnona Park, Oakhurst	36.5%
30329 – Emory University, Toco Hills, Briarcliff	35.4%
30317 – Kirkwood, Edgewood, East Lake	35.1%
30311 – Cascade Heights, Greenbriar, Southwest Atlanta	34.2%
30314 – Bankhead, Vine City, West Lake	30.1%
30307 – Cndlr Pk, Drd Hlls, Edgwd, Emory U, Inmn Pk, Lk Clre, Little 5 Pnts	28.9%
30033 – Decatur, North Decatur	28.2%
30310 – Adair Pk, Atl Univ Ctr, Mechanicsville, W End	27.0%
30339 – Vinings	26.6%
30354 – Hapeville	25.2%
30324 – Mrngside/Lenox Pk, Piedmont Hts, Lenox, Lavista Pk	24.9%
30318 – Home Pk, NW Atl, Collr Hlls, Undrwd Hlls, Westsde or Mdtwn W	24.3%
30316 – Cabbagetwn, E At Vllg, Ormewd Pk, S DeKalb	23.5%
30344 – East Point	22.9%
30315 – Carver Homes, Grant Park, Peoplestown	22.8%
30305 – Buckhead, Garden Hills, Haynes Manor, Peachtree Hills	21.9%
30312 – Downtown Atlanta, Grant Park, Old Fourth Ward	13.7%

98.7%

Percent of Original List Price
Received in 2022 for
All Properties

97.4%

Percent of Original List Price
Received in 2022 for
2 Bedrooms or Less

98.6%

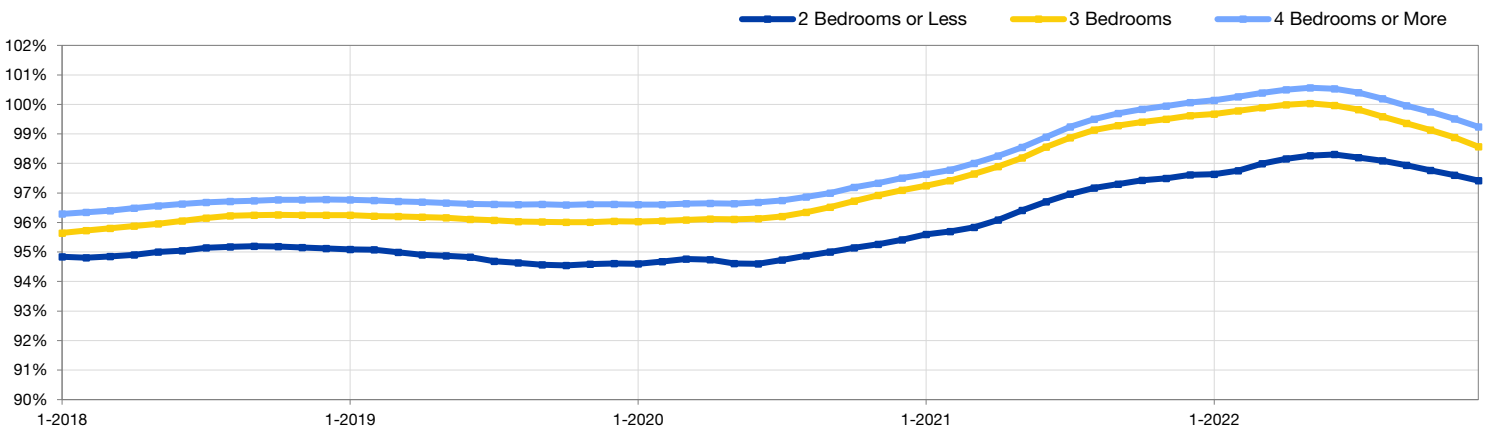
Percent of Original List Price
Received in 2022 for
3 Bedrooms

99.2%

Percent of Original List Price
Received in 2022 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



Oct '18

8,494

Peak of
New Construction Inventory

New Construction Inventory
at Peak

New Construction Homes for Sale



Top Areas: New Construction Market Share in 2022

30315 – Carver Homes, Grant Park, Peoplestown	24.2%
30002 – Avondale Estates	23.0%
30317 – Kirkwood, Edgewood, East Lake	15.7%
30354 – Hapeville	12.3%
30318 – Home Pk, NW Atl, Collr Hills, Undrwd Hills, Westside or Mdtwn W	11.1%
30308 – Midtown	9.4%
30316 – Cabbagetwn, E At Vllg, Ormewd Pk, S DeKalb	9.4%
30307 – Cndlr Pk, Drd Hills, Edgwd, Emory U, Inmn Pk, Lk Clre, Little 5 Pnts	9.3%
30310 – Adair Pk, Atl Univ Ctr, Mechanicsville, W End	8.7%
30312 – Downtown Atlanta, Grant Park, Old Fourth Ward	8.4%
30344 – East Point	4.9%
30342 – Buckhead, N Buckhead, Chastain Pk, N Atlanta	4.9%
30319 – Brookhaven, North Atlanta, Dunwoody	4.8%
30030 – City of Decatur, Winnona Park, Oakhurst	4.8%
30337 – College Park	4.4%
30305 – Buckhead, Garden Hills, Haynes Manor, Peachtree Hills	4.2%
30306 – Virg-H'land, Mrngside/Lenox Pk, Poncey-H'land, Druid Hills	4.2%
30341 – Ashford Park, Chamblee, Dunwoody	3.7%
30311 – Cascade Heights, Greenbriar, Southwest Atlanta	3.5%
30314 – Bankhead, Vine City, West Lake	3.3%
30329 – Emory University, Toco Hills, Briarcliff	3.2%
30324 – Mrngside/Lenox Pk, Piedmont Hts, Lenox, Lavista Pk	2.6%
30309 – Ansley Park, Brookwood Hills, Midtown, Loring Heights	2.3%
30327 – Buckhead, North Atlanta	2.2%
30033 – Decatur, North Decatur	1.9%
30345 – Briarcliff Woods, Oak Grove, Northlake	1.5%

4.5

1.8

Year-End Months Supply
New Construction

Year-End Months Supply
Previously Owned

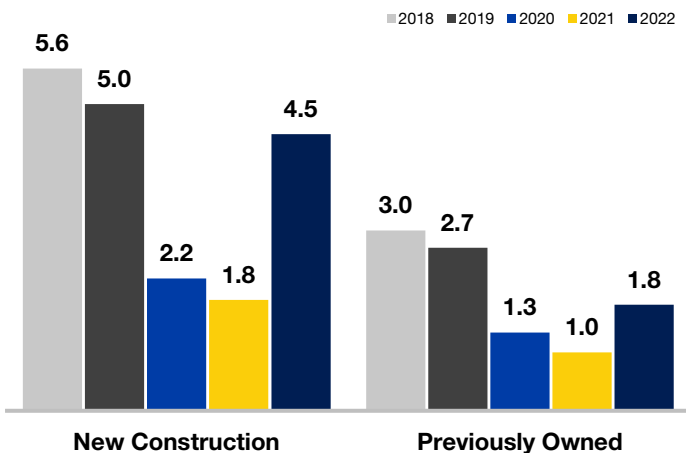
100.9%

98.6%

Pct. of Orig. Price Received
New Construction

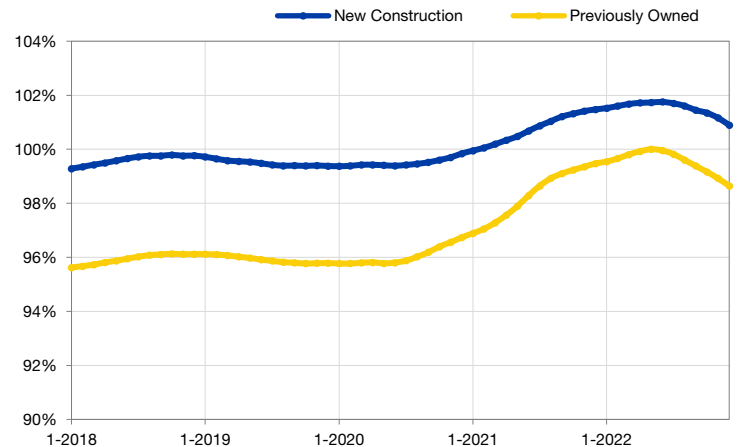
Pct. of Orig. Price Received
Previously Owned

Months Supply of Inventory



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 2021	New Listings	Homes for Sale	Months Supply of Inventory	Days on Market Until Sale	Pct. of Orig. Price Received
City of Atlanta	10,699	- 25.0%	15,193	1,936	2.2	26	99.0%
30303	45	- 26.2%	70	12	3.3	45	96.0%
30305	566	- 24.2%	748	103	2.3	39	97.5%
30306	401	- 29.8%	529	46	1.4	27	100.5%
30307	356	- 28.9%	476	47	1.6	24	99.9%
30308	406	- 30.1%	530	75	2.3	28	98.9%
30309	681	- 21.2%	898	108	2.0	26	98.9%
30310	503	- 23.0%	997	153	3.7	25	97.4%
30311	310	- 19.3%	522	78	3.1	30	96.3%
30312	357	- 31.7%	467	57	1.9	31	100.1%
30313	56	- 51.3%	98	23	4.8	25	99.9%
30314	269	- 28.1%	527	97	4.4	30	96.1%
30315	509	- 14.9%	787	131	3.3	25	98.7%
30316	695	- 26.8%	956	103	1.9	26	99.0%
30317	268	- 24.1%	379	40	1.8	23	102.0%
30318	737	- 20.2%	1,160	166	2.8	25	98.1%
30319	682	- 30.2%	910	74	1.4	21	99.3%
30326	173	- 27.9%	244	36	2.6	43	97.5%
30327	320	- 23.1%	466	67	2.6	32	97.5%
30328	572	- 32.9%	700	56	1.2	21	100.7%
30329	189	- 22.9%	239	17	1.1	20	99.8%
30331	781	- 0.4%	1,089	140	2.2	21	99.5%
30336	24	+ 4.3%	32	4	1.8	12	100.8%
30337	90	- 28.0%	166	27	4.0	31	96.5%
30338	453	- 22.3%	542	39	1.1	17	100.4%
30339	403	- 23.8%	501	45	1.4	20	99.9%
30340	210	- 23.1%	262	23	1.3	20	100.8%
30341	349	- 23.6%	467	48	1.7	25	99.7%
30342	408	- 32.7%	568	61	1.9	23	99.3%
30344	445	- 24.3%	667	82	2.4	25	98.6%
30346	18	- 37.9%	32	8	3.6	11	100.0%
30349	982	- 9.9%	1,338	193	2.5	20	100.2%
30350	352	- 31.1%	438	21	0.7	19	100.6%
30354	155	- 7.2%	313	70	4.7	29	98.9%
Atlanta Metro Area – Greater 28 County Area	85,434	- 18.1%	112,983	13,989	2.0	23	99.6%
Savannah	4,879	- 18.9%	5,840	882	2.2	41	95.9%
Columbus	2,579	- 9.8%	3,436	298	1.4	30	97.2%
Macon	1,750	+ 21.8%	2,390	314	2.3	29	95.6%
Augusta	2,202	- 13.3%	2,661	290	1.6	69	98.3%

Area Overviews



	Total Closed Sales	Change from 2021	New Listings	Homes for Sale	Months Supply of Inventory	Days on Market Until Sale	Pct. of Orig. Price Received
30002 – Avondale Estates	139	+ 3.0%	115	7	0.8	18	101.9%
30030 – City of Decatur, Winnona Pk, Oakhurst	417	- 29.3%	540	51	1.5	17	101.0%
30033 – Decatur, North Decatur	465	- 29.7%	575	46	1.2	18	100.8%
30303 – Dwntn, Fairlie-Poplar, Central Business District	45	- 26.2%	70	12	3.3	45	96.0%
30305 – Buckhead, Garden Hills, Haynes Manor, Peachtree Hills	566	- 24.2%	748	103	2.3	39	97.5%
30306 – Virg-H'land, Mrngside/Lenox Pk, Poncey-H'land, Druid Hills	401	- 29.8%	529	46	1.4	27	100.5%
30307 – Cndlr Pk, Drd Hlls, Edgwd, Emory U, Inmn Pk, Lk Clre, Little 5 Pnts	356	- 28.9%	476	47	1.6	24	99.9%
30308 – Midtown	406	- 30.1%	530	75	2.3	28	98.9%
30309 – Ansley Pk, Brookwood Hills, Midtown, Loring Hts	681	- 21.2%	898	108	2.0	26	98.9%
30310 – Adair Pk, Atl Univ Ctr, Mechanicsville, W End	503	- 23.0%	997	153	3.7	25	97.4%
30311 – Cascade Hts, Greenbriar, Southwest Atlanta	310	- 19.3%	522	78	3.1	30	96.3%
30312 – Dwntn Atlanta, Grant Pk, Old Fourth Ward	357	- 31.7%	467	57	1.9	31	100.1%
30313 – Dwntn Atlanta, Castleberry Hill	56	- 51.3%	98	23	4.8	25	99.9%
30314 – Bankhead, Vine City, West Lk	269	- 28.1%	527	97	4.4	30	96.1%
30315 – Carver Homes, Grant Pk, Peoplestown	509	- 14.9%	787	131	3.3	25	98.7%
30316 – Cabbagetwn, E At Vllg, Ormewd Pk, S DeKalb	695	- 26.8%	956	103	1.9	26	99.0%
30317 – Kirkwood, Edgewood, East Lk	268	- 24.1%	379	40	1.8	23	102.0%
30318 – Home Pk, NW Atl, Collr Hlls, Undrwd Hlls, Westsde, Mdn W	737	- 20.2%	1,160	166	2.8	25	98.1%
30319 – Brookhaven, North Atlanta, Dunwoody	682	- 30.2%	910	74	1.4	21	99.3%
30324 – Mrngside/Lenox Pk, Piedmont Hts, Lenox, Lavista Pk	497	- 27.6%	625	59	1.5	22	99.3%
30326 – Lenox	173	- 27.9%	244	36	2.6	43	97.5%
30327 – Buckhead, North Atlanta	320	- 23.1%	466	67	2.6	32	97.5%
30329 – Emory University, Toco Hills, Briarcliff	189	- 22.9%	239	17	1.1	20	99.8%
30337 – College Pk	90	- 28.0%	166	27	4.0	31	96.5%
30339 – Vinings	403	- 23.8%	501	45	1.4	20	99.9%
30340 – Doraville	210	- 23.1%	262	23	1.3	20	100.8%
30341 – Ashford Pk, Chamblee, Dunwoody	349	- 23.6%	467	48	1.7	25	99.7%
30342 – Buckhead, N Buckhead, Chastain Pk, N Atlanta	408	- 32.7%	568	61	1.9	23	99.3%
30344 – East Point	445	- 24.3%	667	82	2.4	25	98.6%
30345 – Briarcliff Woods, Oak Grove, Northlake	267	- 20.1%	334	25	1.1	25	99.3%
30354 – Hapeville	155	- 7.2%	313	70	4.7	29	98.9%

Area Historical Median Prices



	2018	2019	2020	2021	2022	Change From 2021	Change From 2018
City of Atlanta	\$270,000	\$284,500	\$309,000	\$352,000	\$399,000	+ 13.4%	+ 47.8%
30303	\$198,500	\$179,900	\$170,000	\$199,900	\$220,000	+ 10.1%	+ 10.8%
30305	\$406,000	\$443,250	\$485,000	\$460,000	\$444,000	- 3.5%	+ 9.4%
30306	\$595,000	\$645,000	\$623,450	\$680,000	\$765,000	+ 12.5%	+ 28.6%
30307	\$479,000	\$485,000	\$525,000	\$550,000	\$614,950	+ 11.8%	+ 28.4%
30308	\$263,500	\$282,000	\$300,000	\$320,000	\$352,500	+ 10.2%	+ 33.8%
30309	\$303,000	\$333,000	\$352,000	\$337,000	\$387,500	+ 15.0%	+ 27.9%
30310	\$179,725	\$211,000	\$244,750	\$306,500	\$350,000	+ 14.2%	+ 94.7%
30311	\$168,700	\$178,000	\$219,950	\$266,050	\$308,000	+ 15.8%	+ 82.6%
30312	\$332,900	\$349,900	\$375,000	\$404,500	\$480,000	+ 18.7%	+ 44.2%
30313	\$243,750	\$237,500	\$265,000	\$293,000	\$308,500	+ 5.3%	+ 26.6%
30314	\$99,000	\$138,000	\$195,000	\$240,000	\$278,950	+ 16.2%	+ 181.8%
30315	\$130,050	\$175,000	\$200,000	\$245,000	\$280,000	+ 14.3%	+ 115.3%
30316	\$323,935	\$350,000	\$357,370	\$408,800	\$444,000	+ 8.6%	+ 37.1%
30317	\$425,000	\$440,000	\$495,000	\$540,000	\$594,213	+ 10.0%	+ 39.8%
30318	\$255,000	\$282,000	\$307,500	\$375,000	\$399,900	+ 6.6%	+ 56.8%
30319	\$500,000	\$530,000	\$540,000	\$583,121	\$655,280	+ 12.4%	+ 31.1%
30326	\$354,950	\$355,000	\$344,500	\$360,500	\$410,000	+ 13.7%	+ 15.5%
30327	\$762,500	\$820,000	\$850,000	\$1,000,778	\$995,000	- 0.6%	+ 30.5%
30328	\$375,000	\$397,000	\$420,000	\$427,500	\$491,500	+ 15.0%	+ 31.1%
30329	\$405,000	\$400,000	\$425,000	\$450,100	\$515,000	+ 14.4%	+ 27.2%
30331	\$170,000	\$180,500	\$215,500	\$240,000	\$300,000	+ 25.0%	+ 76.5%
30336	\$152,990	\$199,950	\$179,000	\$238,000	\$315,500	+ 32.6%	+ 106.2%
30337	\$240,000	\$229,900	\$280,000	\$335,000	\$365,000	+ 9.0%	+ 52.1%
30338	\$450,000	\$455,000	\$455,000	\$540,000	\$592,000	+ 9.6%	+ 31.6%
30339	\$315,000	\$327,500	\$340,000	\$390,000	\$440,000	+ 12.8%	+ 39.7%
30340	\$270,000	\$279,000	\$321,000	\$351,000	\$372,000	+ 6.0%	+ 37.8%
30341	\$350,000	\$380,000	\$350,000	\$415,000	\$490,000	+ 18.1%	+ 40.0%
30342	\$500,000	\$550,000	\$560,000	\$560,000	\$699,500	+ 24.9%	+ 39.9%
30344	\$149,900	\$159,750	\$187,500	\$221,550	\$275,000	+ 24.1%	+ 83.5%
30346	\$307,000	\$284,500	\$305,000	\$366,500	\$440,000	+ 20.1%	+ 43.3%
30349	\$160,000	\$170,000	\$190,050	\$236,000	\$280,000	+ 18.6%	+ 75.0%
30350	\$268,500	\$312,000	\$418,000	\$475,000	\$406,000	- 14.5%	+ 51.2%
30354	\$139,500	\$182,000	\$209,900	\$230,000	\$266,000	+ 15.7%	+ 90.7%
Atlanta Metro Area – Greater 28 County Area	\$230,000	\$245,000	\$269,000	\$321,900	\$374,900	+ 16.5%	+ 63.0%
Savannah	\$210,000	\$218,000	\$239,900	\$265,000	\$306,500	+ 15.7%	+ 46.0%
Columbus	\$129,900	\$134,990	\$145,000	\$160,000	\$179,000	+ 11.9%	+ 37.8%
Macon	\$126,000	\$130,450	\$139,900	\$168,000	\$185,000	+ 10.1%	+ 46.8%
Augusta	\$123,000	\$127,500	\$154,900	\$175,000	\$199,500	+ 14.0%	+ 62.2%

Area Historical Median Prices



	2018	2019	2020	2021	2022	Change From 2021	Change From 2018
30002 – Avondale Estates	\$343,500	\$389,000	\$387,450	\$511,000	\$575,000	+ 12.5%	+ 67.4%
30030 – City of Decatur, Winnona Pk, Oakhurst	\$450,000	\$457,000	\$500,000	\$510,000	\$568,000	+ 11.4%	+ 26.2%
30033 – Decatur, North Decatur	\$350,000	\$353,000	\$365,000	\$407,000	\$452,500	+ 11.2%	+ 29.3%
30303 – Dwntn, Fairlie-Poplar, Central Business District	\$198,500	\$179,900	\$170,000	\$199,900	\$220,000	+ 10.1%	+ 10.8%
30305 – Buckhead, Garden Hills, Haynes Manor, Peachtree Hills	\$406,000	\$443,250	\$485,000	\$460,000	\$444,000	- 3.5%	+ 9.4%
30306 – Virg-H'land, Mrngside/Lenox Pk, Poncey-H'land, Druid Hills	\$595,000	\$645,000	\$623,450	\$680,000	\$765,000	+ 12.5%	+ 28.6%
30307 – Cndlr Pk, Drd Hlls, Edgwd, Emory U, Inmn Pk, Lk Clre, Little 5 Pnts	\$479,000	\$485,000	\$525,000	\$550,000	\$614,950	+ 11.8%	+ 28.4%
30308 – Midtown	\$263,500	\$282,000	\$300,000	\$320,000	\$352,500	+ 10.2%	+ 33.8%
30309 – Ansley Pk, Brookwood Hills, Midtown, Loring Hts	\$303,000	\$333,000	\$352,000	\$337,000	\$387,500	+ 15.0%	+ 27.9%
30310 – Adair Pk, Atl Univ Ctr, Mechanicsville, W End	\$179,725	\$211,000	\$244,750	\$306,500	\$350,000	+ 14.2%	+ 94.7%
30311 – Cascade Hts, Greenbriar, Southwest Atlanta	\$168,700	\$178,000	\$219,950	\$266,050	\$308,000	+ 15.8%	+ 82.6%
30312 – Dwntn Atlanta, Grant Pk, Old Fourth Ward	\$332,900	\$349,900	\$375,000	\$404,500	\$480,000	+ 18.7%	+ 44.2%
30313 – Dwntn Atlanta, Castleberry Hill	\$243,750	\$237,500	\$265,000	\$293,000	\$308,500	+ 5.3%	+ 26.6%
30314 – Bankhead, Vine City, West Lk	\$99,000	\$138,000	\$195,000	\$240,000	\$278,950	+ 16.2%	+ 181.8%
30315 – Carver Homes, Grant Pk, Peoplestown	\$130,050	\$175,000	\$200,000	\$245,000	\$280,000	+ 14.3%	+ 115.3%
30316 – Cabbagetwn, E At Vllg, Ormewd Pk, S DeKalb	\$323,935	\$350,000	\$357,370	\$408,800	\$444,000	+ 8.6%	+ 37.1%
30317 – Kirkwood, Edgewood, East Lk	\$425,000	\$440,000	\$495,000	\$540,000	\$594,213	+ 10.0%	+ 39.8%
30318 – Home Pk, NW Atl, Collr Hlls, Undrwd Hlls, Westsde, MdtN W	\$255,000	\$282,000	\$307,500	\$375,000	\$399,900	+ 6.6%	+ 56.8%
30319 – Brookhaven, North Atlanta, Dunwoody	\$500,000	\$530,000	\$540,000	\$583,121	\$655,280	+ 12.4%	+ 31.1%
30324 – Mrngside/Lenox Pk, Piedmont Hts, Lenox, Lavista Pk	\$395,000	\$380,000	\$385,000	\$435,000	\$455,000	+ 4.6%	+ 15.2%
30326 – Lenox	\$354,950	\$355,000	\$344,500	\$360,500	\$410,000	+ 13.7%	+ 15.5%
30327 – Buckhead, North Atlanta	\$762,500	\$820,000	\$850,000	\$1,000,778	\$995,000	- 0.6%	+ 30.5%
30329 – Emory University, Toco Hills, Briarcliff	\$405,000	\$400,000	\$425,000	\$450,100	\$515,000	+ 14.4%	+ 27.2%
30337 – College Pk	\$240,000	\$229,900	\$280,000	\$335,000	\$365,000	+ 9.0%	+ 52.1%
30339 – Vinings	\$315,000	\$327,500	\$340,000	\$390,000	\$440,000	+ 12.8%	+ 39.7%
30340 – Doraville	\$270,000	\$279,000	\$321,000	\$351,000	\$372,000	+ 6.0%	+ 37.8%
30341 – Ashford Pk, Chamblee, Dunwoody	\$350,000	\$380,000	\$350,000	\$415,000	\$490,000	+ 18.1%	+ 40.0%
30342 – Buckhead, N Buckhead, Chastain Pk, N Atlanta	\$500,000	\$550,000	\$560,000	\$560,000	\$699,500	+ 24.9%	+ 39.9%
30344 – East Point	\$149,900	\$159,750	\$187,500	\$221,550	\$275,000	+ 24.1%	+ 83.5%
30345 – Briarcliff Woods, Oak Grove, Northlake	\$427,000	\$432,750	\$448,200	\$521,000	\$585,500	+ 12.4%	+ 37.1%
30354 – Hapeville	\$139,500	\$182,000	\$209,900	\$230,000	\$266,000	+ 15.7%	+ 90.7%