

Annual Report on the Georgia Housing Market

FOR RESIDENTIAL REAL ESTATE ACTIVITY IN THE STATE OF GEORGIA



2021

2021 Annual Report on the Georgia Housing Market

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Fervent buyer demand, driven by pandemic-induced changes to housing needs and preferences, reached extraordinary levels in 2021. The inventory of homes for sale remained low, as home seller activity did not rise proportionally to meet this demand. New construction activity, while strong, remains limited by a combination of material and labor shortages, rising material costs, and a regulatory and operational environment that makes it difficult to scale quickly.

The strong seller's market of 2020 continued and even strengthened in 2021, with inventory levels remaining low and multiple offer situations common across much of the housing market both locally and nationally. Multiple offers again drove prices significantly higher for the year.

Sales: Pending sales increased 4.7 percent, finishing 2021 at 170,308. Closed sales were up 6.7 percent to end the year at 166,686.

Listings: Comparing 2021 to the prior year, the number of homes available for sale was lower by 24.9 percent. There were 16,457 active listings at the end of 2021. New listings increased by 3.3 percent to finish the year at 194,586.

New Construction: Nationwide, builder activity was strong but remained constrained by material availability, a tight labor market, and cost increases. Construction of new housing units are still well below levels experts believe are necessary for an adequate supply. Locally, months of supply ended 2021 at 1.6 months.

Prices: Home prices were up compared to last year. The overall median sales price increased 17.9 percent to \$295,000 for the year. Single Family home prices were up 18.2 percent compared to last year, and Townhouse-Condo home prices were up 14.7 percent.

List Price Received: Sellers received, on average, 99.6 percent of their original list price at sale, a year-over-year reduction of 0.2 percent. Single Family homes received 97.7 percent of the original list price, and Townhouse-Condo homes received 98.1 percent of the original list price at sale.

The 2021 housing market was once again strong both locally and nationally. Inventory shortages and high buyer demand continued to push home prices higher, with multiple offers on a limited number of homes the common theme in most market segments.

This year looks to continue the trends seen in the last 18 months, pushing home prices higher still. As mortgage rates are likely to continue to rise over the year as well, housing affordability will remain an important factor to watch.

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Quick Facts



**Change
from 2020:**

+ 17.9%

Median Sales Price

+ 4.7%

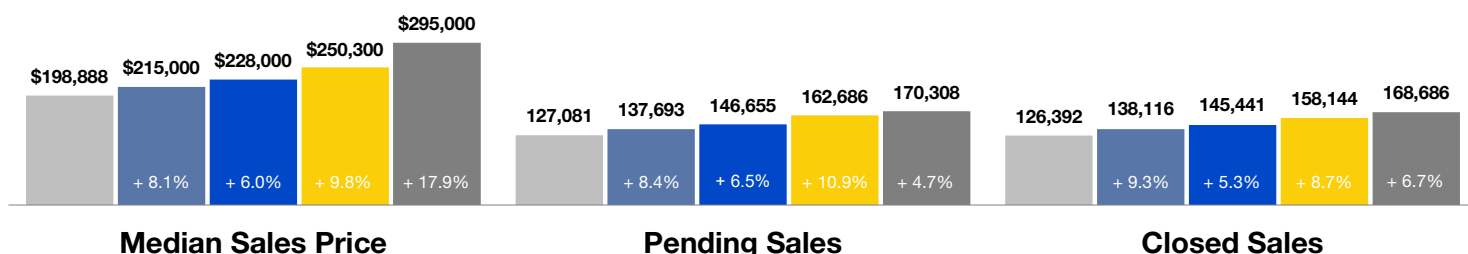
Pending Sales

+ 6.7%

Closed Sales

Annual Market Activity

■ 2017 ■ 2018 ■ 2019 ■ 2020 ■ 2021



Top 5: Change in Median Sales Price from 2020

30002 – Avondale Estates	31.8%
30310 – Adair Pk, Atl Univ Ctr, Mechanicsville, W End	25.0%
30315 – Carver Homes, Grant Pk, Peoplestown	22.5%
30314 – Bankhead, Vine City, West Lk	21.8%
30318 – Home Pk, NW Atl, Collr Hills, Undrwd Hills, Westside, Md	21.8%

Top 5: Change in Pending Sales from 2020

30303 – Dwntrn, Fairlie-Poplar, Central Business District	73.0%
30305 – Buckhead, Garden Hills, Haynes Manor, Peachtree	42.4%
30326 – Lenox	40.4%
Macon	38.1%
30308 – Midtown	35.9%

Top 5: Change in Closed Sales from 2020

30303 – Dwntrn, Fairlie-Poplar, Central Business District	63.9%
30326 – Lenox	49.4%
30308 – Midtown	43.1%
30309 – Ansley Pk, Brookwood Hills, Midtown, Loring Hts	37.8%
30305 – Buckhead, Garden Hills, Haynes Manor, Peachtree Hills	34.0%

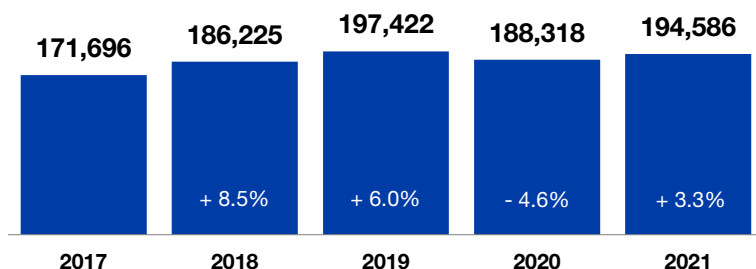
194,586

New Listings in 2021

+ 3.3%

Change from 2020

New Listings



Top 5: Change in New Listings from 2020

30345 – Briarcliff Woods, Oak Grove, Northlake	138.5%
30033 – Decatur, North Decatur	128.6%
30313 – Dwntrn Atlanta, Castleberry Hill	125.0%
30324 – Mrngside/Lenox Pk, Piedmont Hts, Lenox, Lavista Pk	117.2%
30339 – Vinings	106.3%

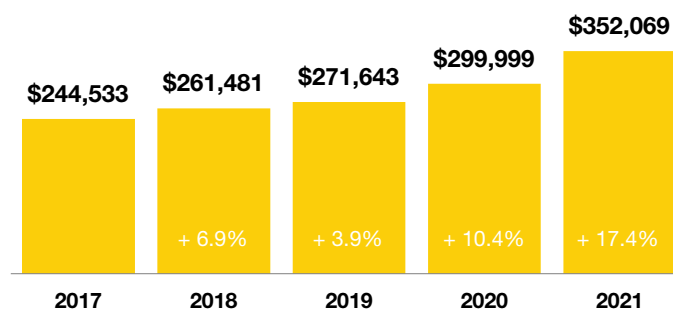
\$352,069

Avg. Sales Price in 2021

+ 17.4%

Change from 2020

Average Sales Price



Top 5: Change in Average Sales Price from 2020

30345 – Briarcliff Woods, Oak Grove, Northlake	24.5%
30314 – Bankhead, Vine City, West Lk	23.8%
30354 – Hapeville	23.8%
30002 – Avondale Estates	21.5%
30310 – Adair Pk, Atl Univ Ctr, Mechanicsville, W End	21.4%

Quick Facts



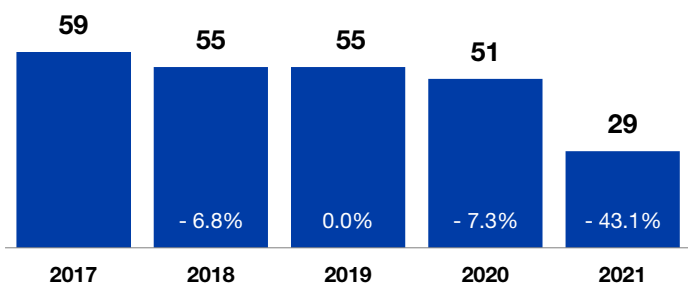
29

- 43.1%

Days on Market in 2021

Change from 2020

Days on Market Until Sale



Top 5: Change in Days on Market Until Sale from 2020

30326 – Lenox	14.5%
30354 – Hapeville	5.6%
30308 – Midtown	2.3%
30305 – Buckhead, Garden Hills, Haynes Manor, Peachtree Hills	-7.7%
30303 – Dwntrn, Fairlie-Poplar, Central Business District	-8.9%

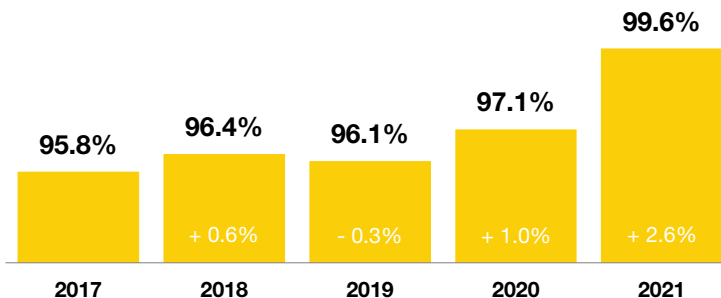
99.6%

+ 2.6%

Pct. of Orig. List Price Received in 2021

Change from 2020

Pct. of Orig. List Price Received



Top 5: Change in Pct. of Orig. List Price Received from 2020

30314 – Bankhead, Vine City, West Lk	4.9%
Atlanta Metro Area – Greater 28 County Area	2.9%
30344 – East Point	2.8%
30312 – Dwntrn Atlanta, Grant Pk, Old Fourth Ward	2.7%
30340 – Doraville	2.6%

1.2

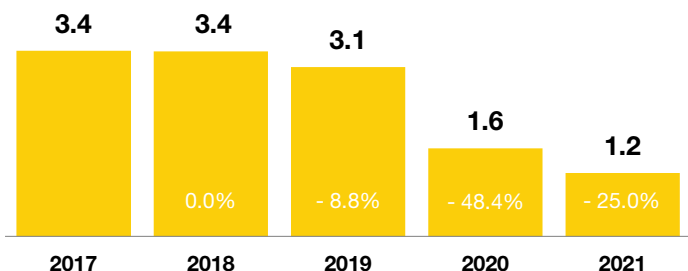
- 25.0%

Months Supply in 2021

Change from 2020

Months Supply of Inventory

At the end of each year



Top 5: Change in Months Supply of Inventory from 2020

30311 – Cascade Hts, Greenbriar, Southwest Atlanta	0.0%
30354 – Hapeville	-9.5%
Macon	-25.0%
30344 – East Point	-26.7%
Columbus	2100.0%

16,457

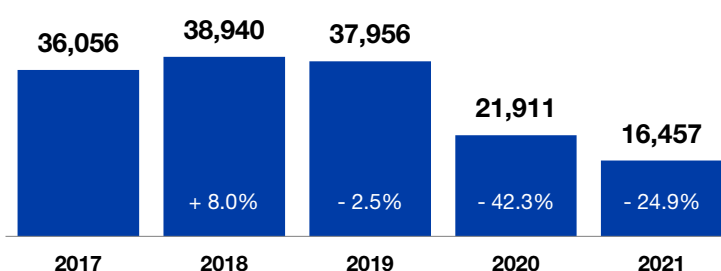
- 24.9%

Homes for Sale in 2021

Change from 2020

Inventory of Homes for Sale

At the end of each year.



Top 5: Change in Inventory of Homes for Sale from 2020

30340 – Doraville	10.5%
Macon	2.2%
30311 – Cascade Hts, Greenbriar, Southwest Atlanta	1.6%
30317 – Kirkwood, Edgewood, East Lk	0.0%
Columbus	-16.6%

Property Type Review



28

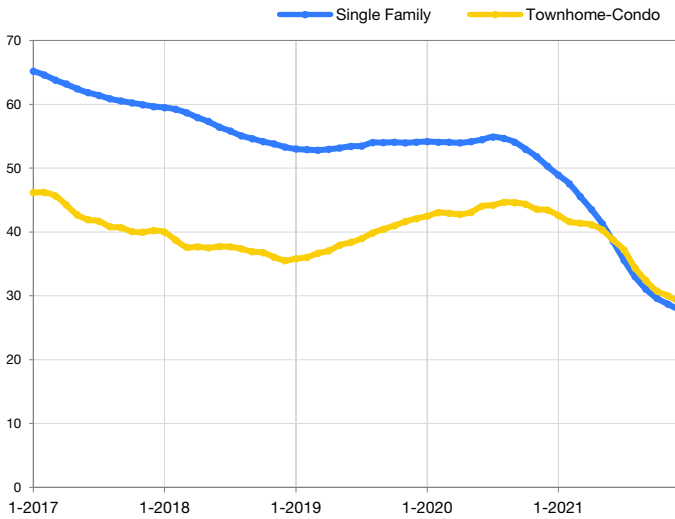
Average Days on Market
Single Family

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 2021

30303 – Dwntn, Fairlie-Poplar, Central Business District	93.2%
30326 – Lenox	92.6%
30313 – Downtown Atlanta, Castleberry Hill	86.5%
30309 – Ansley Park, Brookwood Hills, Midtown, Loring Heights	85.2%
30308 – Midtown	85.0%
30305 – Buckhead, Garden Hills, Haynes Manor, Peachtree Hills	56.9%
30339 – Vinings	54.1%
30312 – Downtown Atlanta, Grant Park, Old Fourth Ward	48.8%
30324 – Mrngside/Lenox Pk, Piedmont Hts, Lenox, Lavista Pk	47.8%
30306 – Virg-H'land, Mrngside/Lenox Pk, Poncey-H'land, Druid Hills	40.7%
30307 – Cndlr Pk, Drd Hlls, Edgwd, Emory U, Inmn Pk, Lk Clre, Little 5 Pnts	40.0%
30329 – Emory University, Toco Hills, Briarcliff	37.2%
30342 – Buckhead, N Buckhead, Chastain Pk, N Atlanta	35.2%
30319 – Brookhaven, North Atlanta, Dunwoody	28.5%
30327 – Buckhead, North Atlanta	27.7%
30341 – Ashford Park, Chamblee, Dunwoody	26.2%
30033 – Decatur, North Decatur	24.6%
30030 – City of Decatur, Winnona Park, Oakhurst	23.4%
30318 – Home Pk, NW Atl, Collr Hlls, Undrwd Hlls, Westsde or Mdtwn W	19.4%
30316 – Cabbagetwn, E At Vllg, Ormewd Pk, S DeKalb	18.1%
30002 – Avondale Estates	14.9%
30340 – Doraville	14.9%
30354 – Hapeville	14.3%
30345 – Briarcliff Woods, Oak Grove, Northlake	9.7%
30317 – Kirkwood, Edgewood, East Lake	9.6%
30314 – Bankhead, Vine City, West Lake	8.1%

+ 18.2%

One-Year Change in Price
Single Family

+ 14.7%

One-Year Change in Price
Townhome-Condo

99.7%

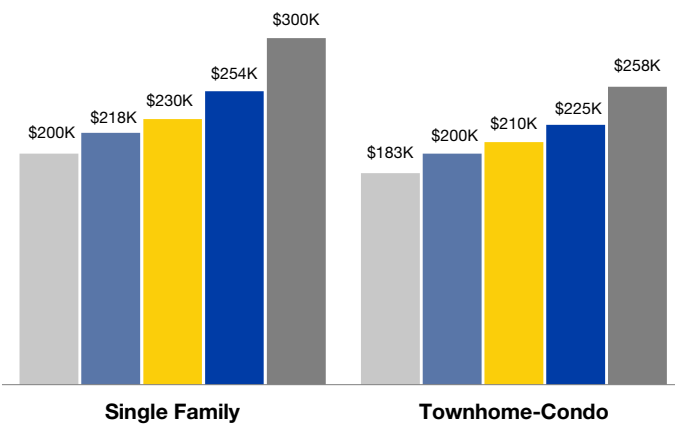
Pct. of Orig. Price Received
Single Family

99.3%

Pct. of Orig. Price Received
Townhome-Condo

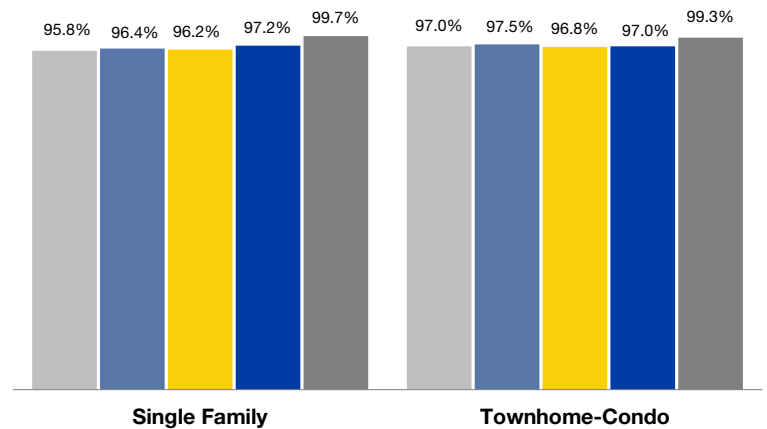
Median Sales Price

■ 2017 ■ 2018 ■ 2019 ■ 2020 ■ 2021



Percent of Original List Price Received

■ 2017 ■ 2018 ■ 2019 ■ 2020 ■ 2021



Price Range Review



\$250,001 to \$350,000

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

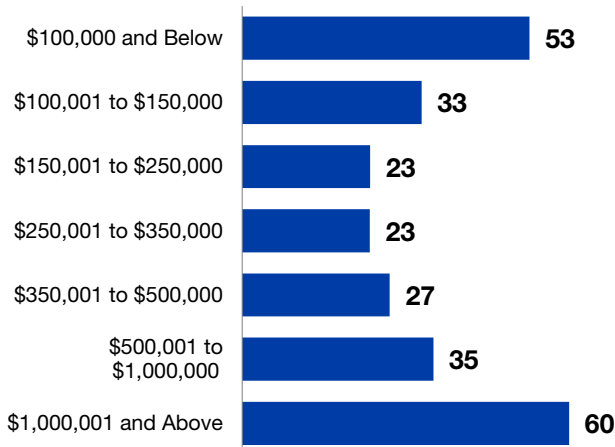
7.4%

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

- 16.5%

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



\$250,001 to \$350,000

Price Range with the Most Closed Sales

+ 74.9%

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

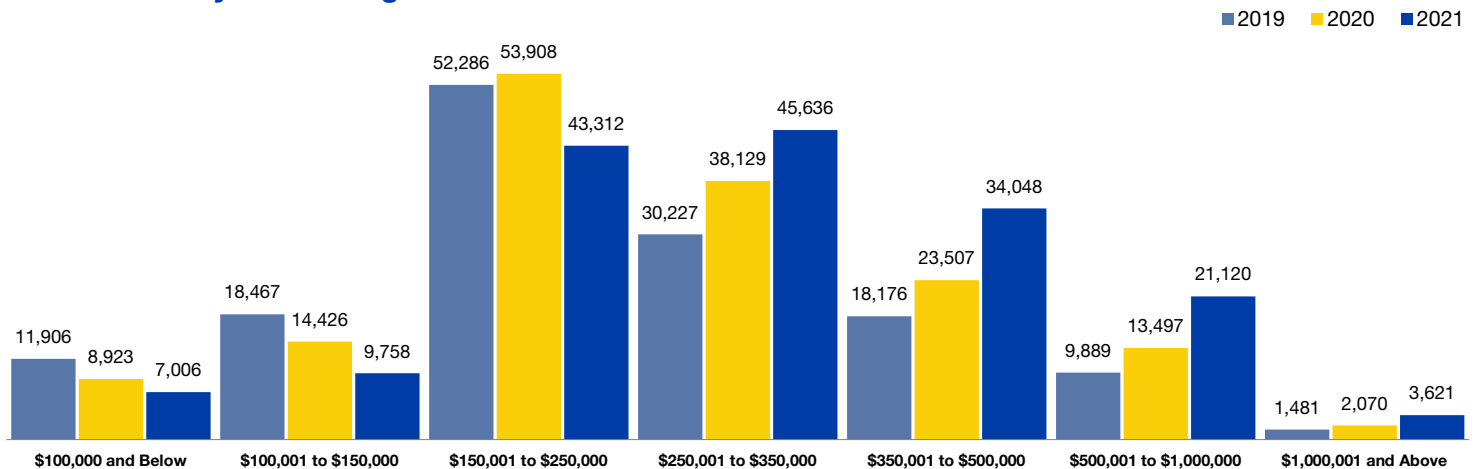
\$1,000,001 and Above

Price Range with the Fewest Closed Sales

- 32.4%

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

Closed Sales by Price Range



Bedroom Count Review



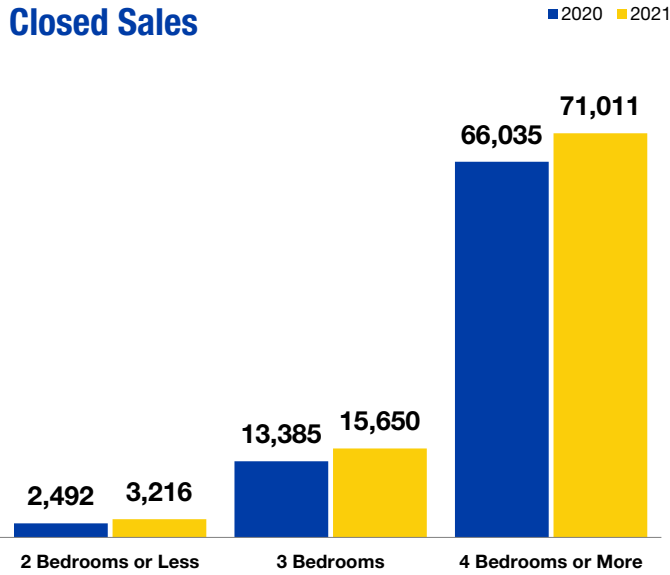
+ 29.1%

Growth in Closed Sales
2 Bedrooms or Less

+ 7.5%

Growth in Closed Sales
4 Bedrooms or More

Closed Sales



Top Areas: 4 Bedrooms or More Market Share in 2021

30327 – Buckhead, North Atlanta	63.5%
30345 – Briarcliff Woods, Oak Grove, Northlake	63.1%
30319 – Brookhaven, North Atlanta, Dunwoody	44.7%
30342 – Buckhead, N Buckhead, Chastain Pk, N Atlanta	44.3%
30002 – Avondale Estates	44.0%
30329 – Emory University, Toco Hills, Briarcliff	42.1%
30341 – Ashford Park, Chamblee, Dunwoody	39.6%
30340 – Doraville	39.6%
30337 – College Park	38.7%
30317 – Kirkwood, Edgewood, East Lake	35.5%
30030 – City of Decatur, Winnona Park, Oakhurst	35.4%
30306 – Virg-H'land, Mrngside/Lenox Pk, Poncey-H'land, Druid Hills	33.9%
30311 – Cascade Heights, Greenbriar, Southwest Atlanta	32.9%
30314 – Bankhead, Vine City, West Lake	30.8%
30307 – Cndlr Pk, Drd Hlls, Edgwd, Emory U, Inmn Pk, Lk Clre, Little 5 Pnts	27.6%
30033 – Decatur, North Decatur	27.5%
30318 – Home Pk, NW Atl, Collr Hlls, Undrwd Hlls, Westsde or Mdtwn W	26.4%
30310 – Adair Pk, Atl Univ Ctr, Mechanicsville, W End	26.1%
30305 – Buckhead, Garden Hills, Haynes Manor, Peachtree Hills	25.9%
30324 – Mrngside/Lenox Pk, Piedmont Hts, Lenox, Lavista Pk	24.7%
30339 – Vinings	24.4%
30316 – Cabbagetwn, E At Vllg, Ormewd Pk, S DeKalb	23.5%
30354 – Hapeville	22.4%
30315 – Carver Homes, Grant Park, Peoplestown	21.1%
30344 – East Point	20.1%
30312 – Downtown Atlanta, Grant Park, Old Fourth Ward	13.3%

99.6%

Percent of Original List Price
Received in 2021 for
All Properties

96.9%

Percent of Original List Price
Received in 2021 for
2 Bedrooms or Less

97.8%

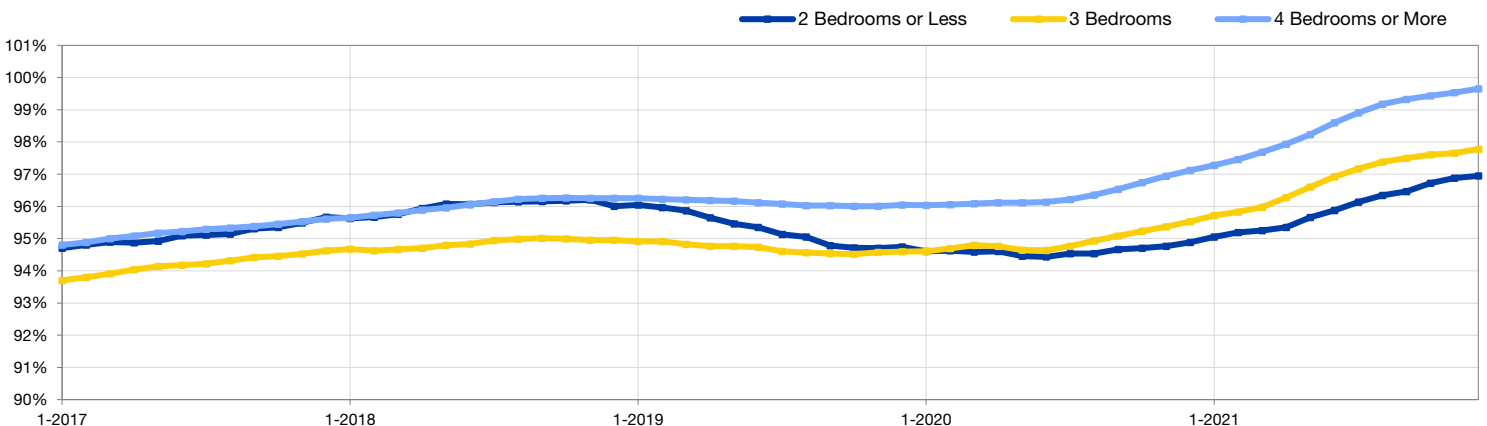
Percent of Original List Price
Received in 2021 for
3 Bedrooms

99.7%

Percent of Original List Price
Received in 2021 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



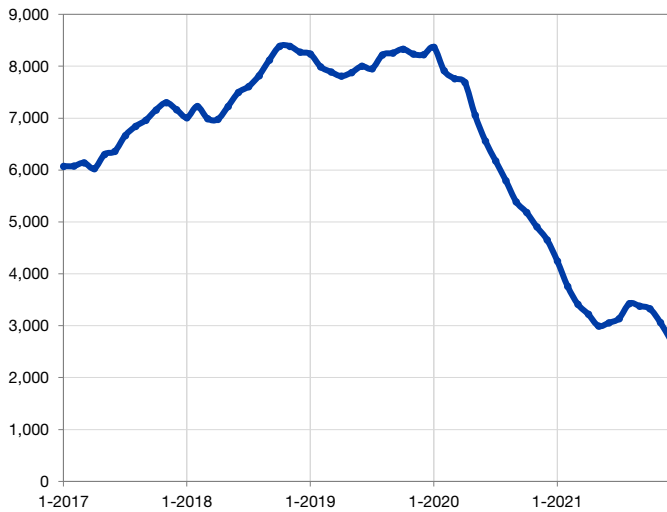
Nov '18

8,386

Peak of New Construction Inventory

New Construction Inventory at Peak

New Construction Homes for Sale



Top Areas: New Construction Market Share in 2021

30354 – Hapeville	18.0%
30307 – Cndlr Pk, Drd Hlls, Edgwd, Emory U, Inmn Pk, Lk Clre, Little 5 Pnts	15.4%
30315 – Carver Homes, Grant Park, Peoplestown	14.7%
30344 – East Point	14.2%
30002 – Avondale Estates	14.2%
30316 – Cabbagetwn, E At Vllg, Ormewd Pk, S DeKalb	13.6%
30317 – Kirkwood, Edgewood, East Lake	13.4%
30337 – College Park	12.1%
30318 – Home Pk, NW Atl, Collr Hlls, Undrwd Hlls, Westsde or Mdtwn W	9.6%
30319 – Brookhaven, North Atlanta, Dunwoody	8.8%
30329 – Emory University, Toco Hills, Briarcliff	8.7%
30308 – Midtown	7.4%
30033 – Decatur, North Decatur	6.9%
30306 – Virg-H'land, Mrngside/Lenox Pk, Poncey-H'land, Druid Hills	6.0%
30030 – City of Decatur, Winnona Park, Oakhurst	5.7%
30310 – Adair Pk, Atl Univ Ctr, Mechanicsville, W End	5.4%
30312 – Downtown Atlanta, Grant Park, Old Fourth Ward	5.3%
30314 – Bankhead, Vine City, West Lake	5.1%
30339 – Vinings	5.0%
30342 – Buckhead, N Buckhead, Chastain Pk, N Atlanta	4.5%
30341 – Ashford Park, Chamblee, Dunwoody	3.8%
30309 – Ansley Park, Brookwood Hills, Midtown, Loring Heights	3.7%
30327 – Buckhead, North Atlanta	3.4%
30311 – Cascade Heights, Greenbriar, Southwest Atlanta	2.9%
30326 – Lenox	2.6%
30324 – Mrngside/Lenox Pk, Piedmont Hts, Lenox, Lavista Pk	2.5%

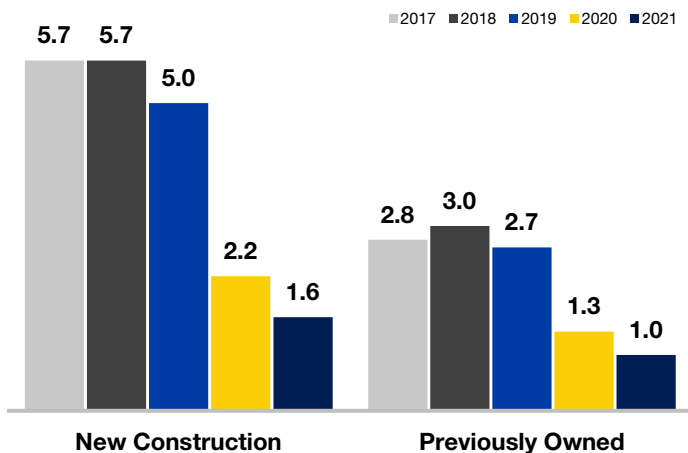
1.6

Year-End Months Supply New Construction

1.0

Year-End Months Supply Previously Owned

Months Supply of Inventory



101.5%

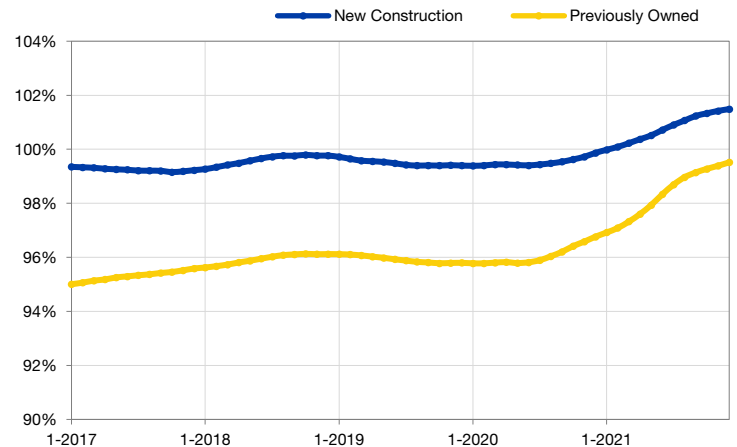
Pct. of Orig. Price Received New Construction

99.5%

Pct. of Orig. Price Received Previously Owned

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 2020	New Listings	Homes for Sale	Months Supply of Inventory	Days on Market Until Sale	Pct. of Orig. Price Received
City of Atlanta	14,009	+ 12.1%	17,853	1,472	1.3	30	98.6%
30303	59	+ 63.9%	107	9	1.7	41	96.0%
30305	733	+ 34.0%	1,051	116	1.8	48	96.3%
30306	563	+ 16.6%	699	47	1.0	25	98.9%
30307	482	+ 8.1%	585	28	0.7	29	99.3%
30308	568	+ 43.1%	777	73	1.5	45	97.1%
30309	856	+ 37.8%	1,092	92	1.3	40	97.5%
30310	644	+ 2.5%	918	79	1.5	28	97.9%
30311	377	+ 7.1%	516	62	2.0	27	98.1%
30312	512	+ 13.8%	677	55	1.3	27	99.5%
30313	111	+ 30.6%	143	10	1.0	40	97.6%
30314	370	+ 19.4%	494	56	1.9	29	97.2%
30315	587	+ 7.7%	849	71	1.4	27	98.2%
30316	933	+ 0.3%	1,126	84	1.1	26	99.6%
30317	344	- 11.1%	483	42	1.4	21	100.2%
30318	903	+ 2.1%	1,200	104	1.3	24	98.9%
30319	955	+ 16.3%	1,131	56	0.7	29	98.5%
30326	230	+ 49.4%	319	51	2.7	71	95.3%
30327	411	+ 12.9%	550	62	1.8	46	96.1%
30328	840	+ 25.2%	985	46	0.6	26	98.7%
30329	242	+ 9.0%	284	18	0.9	33	98.5%
30331	769	- 2.3%	925	67	1.0	22	100.4%
30336	23	+ 43.8%	23	0	0.0	16	103.6%
30337	124	- 10.1%	166	15	1.4	25	98.7%
30338	581	+ 24.7%	674	33	0.7	22	99.2%
30339	525	+ 6.9%	559	37	0.9	31	98.7%
30340	268	+ 11.7%	301	21	1.0	22	99.8%
30341	450	+ 8.4%	532	31	0.8	21	98.8%
30342	596	+ 29.8%	747	44	0.9	32	97.3%
30344	571	- 6.1%	707	55	1.1	25	99.4%
30346	28	+ 47.4%	23	1	0.4	59	96.6%
30349	1,076	- 11.2%	1,238	94	1.1	17	102.2%
30350	503	+ 16.7%	554	38	0.9	25	99.5%
30354	161	- 23.3%	199	26	1.9	38	97.5%
Atlanta Metro Area – Greater 28 County Area	103,392	+ 4.4%	120,020	8,001	0.9	21	100.5%
Savannah	6,009	+ 21.9%	6,697	809	1.6	59	95.4%
Columbus	2,856	+ 22.9%	3,571	281	1.2	32	97.6%
Macon	1,420	+ 30.5%	1,905	230	1.8	28	96.4%
Augusta	2,510	+ 11.9%	2,800	243	1.2	75	98.4%

Area Overviews



	Total Closed Sales	Change from 2020	New Listings	Homes for Sale	Months Supply of Inventory	Days on Market Until Sale	Pct. of Orig. Price Received
30002 – Avondale Estates	134	+ 11.7%	178	9	0.7	19	99.8%
30030 – City of Decatur, Winnona Pk, Oakhurst	582	+ 9.6%	658	21	0.4	24	99.0%
30033 – Decatur, North Decatur	650	+ 20.1%	733	17	0.3	24	99.3%
30303 – Dwntn, Fairlie-Poplar, Central Business District	59	+ 63.9%	107	9	1.7	41	96.0%
30305 – Buckhead, Garden Hills, Haynes Manor, Peachtree Hills	733	+ 34.0%	1,051	116	1.8	48	96.3%
30306 – Virg-H'land, Mrngside/Lenox Pk, Poncey-H'land, Druid Hills	563	+ 16.6%	699	47	1.0	25	98.9%
30307 – Cndlr Pk, Drd Hlls, Edgwd, Emory U, Inmn Pk, Lk Clre, Little 5 Pnts	482	+ 8.1%	585	28	0.7	29	99.3%
30308 – Midtown	568	+ 43.1%	777	73	1.5	45	97.1%
30309 – Ansley Pk, Brookwood Hills, Midtown, Loring Hts	856	+ 37.8%	1,092	92	1.3	40	97.5%
30310 – Adair Pk, Atl Univ Ctr, Mechanicsville, W End	644	+ 2.5%	918	79	1.5	28	97.9%
30311 – Cascade Hts, Greenbriar, Southwest Atlanta	377	+ 7.1%	516	62	2.0	27	98.1%
30312 – Dwntn Atlanta, Grant Pk, Old Fourth Ward	512	+ 13.8%	677	55	1.3	27	99.5%
30313 – Dwntn Atlanta, Castleberry Hill	111	+ 30.6%	143	10	1.0	40	97.6%
30314 – Bankhead, Vine City, West Lk	370	+ 19.4%	494	56	1.9	29	97.2%
30315 – Carver Homes, Grant Pk, Peoplestown	587	+ 7.7%	849	71	1.4	27	98.2%
30316 – Cabbagetwn, E At Vllg, Ormewd Pk, S DeKalb	933	+ 0.3%	1,126	84	1.1	26	99.6%
30317 – Kirkwood, Edgewood, East Lk	344	- 11.1%	483	42	1.4	21	100.2%
30318 – Home Pk, NW Atl, Collr Hlls, Undrwd Hlls, Westsde, Mdtn W	903	+ 2.1%	1,200	104	1.3	24	98.9%
30319 – Brookhaven, North Atlanta, Dunwoody	955	+ 16.3%	1,131	56	0.7	29	98.5%
30324 – Mrngside/Lenox Pk, Piedmont Hts, Lenox, Lavista Pk	669	+ 16.3%	835	60	1.1	33	98.0%
30326 – Lenox	230	+ 49.4%	319	51	2.7	71	95.3%
30327 – Buckhead, North Atlanta	411	+ 12.9%	550	62	1.8	46	96.1%
30329 – Emory University, Toco Hills, Briarcliff	242	+ 9.0%	284	18	0.9	33	98.5%
30337 – College Pk	124	- 10.1%	166	15	1.4	25	98.7%
30339 – Vinings	525	+ 6.9%	559	37	0.9	31	98.7%
30340 – Doraville	268	+ 11.7%	301	21	1.0	22	99.8%
30341 – Ashford Pk, Chamblee, Dunwoody	450	+ 8.4%	532	31	0.8	21	98.8%
30342 – Buckhead, N Buckhead, Chastain Pk, N Atlanta	596	+ 29.8%	747	44	0.9	32	97.3%
30344 – East Point	571	- 6.1%	707	55	1.1	25	99.4%
30345 – Briarcliff Woods, Oak Grove, Northlake	331	+ 11.8%	399	23	0.8	24	98.5%
30354 – Hapeville	161	- 23.3%	199	26	1.9	38	97.5%

Area Historical Median Prices



	2017	2018	2019	2020	2021	Change From 2020	Change From 2017
City of Atlanta	\$255,000	\$270,000	\$284,500	\$309,000	\$350,000	+ 13.3%	+ 37.3%
30303	\$130,000	\$198,500	\$179,900	\$170,000	\$204,000	+ 20.0%	+ 56.9%
30305	\$346,250	\$406,000	\$443,250	\$485,000	\$459,900	- 5.2%	+ 32.8%
30306	\$579,250	\$595,000	\$645,000	\$623,450	\$680,000	+ 9.1%	+ 17.4%
30307	\$441,000	\$479,000	\$485,000	\$525,000	\$549,000	+ 4.6%	+ 24.5%
30308	\$244,900	\$263,500	\$282,000	\$300,000	\$320,000	+ 6.7%	+ 30.7%
30309	\$289,950	\$303,000	\$333,000	\$352,000	\$337,000	- 4.3%	+ 16.2%
30310	\$134,500	\$179,725	\$211,000	\$244,750	\$306,000	+ 25.0%	+ 127.5%
30311	\$132,000	\$168,700	\$178,000	\$219,950	\$265,100	+ 20.5%	+ 100.8%
30312	\$305,000	\$332,900	\$349,900	\$375,000	\$400,950	+ 6.9%	+ 31.5%
30313	\$231,400	\$243,750	\$237,500	\$265,000	\$293,000	+ 10.6%	+ 26.6%
30314	\$62,000	\$99,000	\$138,000	\$195,000	\$237,526	+ 21.8%	+ 283.1%
30315	\$90,000	\$130,050	\$175,000	\$200,000	\$244,990	+ 22.5%	+ 172.2%
30316	\$298,000	\$324,000	\$350,000	\$357,370	\$408,000	+ 14.2%	+ 36.9%
30317	\$380,000	\$425,000	\$440,000	\$495,000	\$540,105	+ 9.1%	+ 42.1%
30318	\$267,000	\$255,000	\$282,000	\$308,000	\$375,000	+ 21.8%	+ 40.4%
30319	\$450,000	\$500,000	\$530,000	\$540,000	\$584,000	+ 8.1%	+ 29.8%
30326	\$324,950	\$354,950	\$355,000	\$344,500	\$360,000	+ 4.5%	+ 10.8%
30327	\$737,421	\$762,500	\$820,000	\$850,000	\$1,000,000	+ 17.6%	+ 35.6%
30328	\$355,500	\$375,000	\$397,000	\$420,000	\$425,000	+ 1.2%	+ 19.5%
30329	\$368,000	\$405,000	\$400,000	\$425,000	\$457,500	+ 7.6%	+ 24.3%
30331	\$152,000	\$170,000	\$180,500	\$215,500	\$240,000	+ 11.4%	+ 57.9%
30336	\$147,000	\$152,990	\$199,950	\$179,000	\$238,000	+ 33.0%	+ 61.9%
30337	\$225,000	\$240,000	\$229,900	\$280,000	\$334,000	+ 19.3%	+ 48.4%
30338	\$419,000	\$450,000	\$455,000	\$455,000	\$540,000	+ 18.7%	+ 28.9%
30339	\$274,250	\$315,000	\$327,500	\$340,000	\$390,000	+ 14.7%	+ 42.2%
30340	\$242,500	\$270,000	\$279,000	\$321,000	\$350,500	+ 9.2%	+ 44.5%
30341	\$308,000	\$350,000	\$380,000	\$350,000	\$414,550	+ 18.4%	+ 34.6%
30342	\$479,000	\$500,000	\$550,000	\$560,000	\$555,000	- 0.9%	+ 15.9%
30344	\$119,700	\$149,900	\$159,750	\$187,500	\$220,500	+ 17.6%	+ 84.2%
30346	\$296,588	\$307,000	\$284,500	\$305,000	\$355,750	+ 16.6%	+ 19.9%
30349	\$135,000	\$160,000	\$170,000	\$190,050	\$235,000	+ 23.7%	+ 74.1%
30350	\$246,500	\$268,500	\$312,000	\$418,000	\$475,000	+ 13.6%	+ 92.7%
30354	\$99,900	\$139,500	\$182,000	\$209,900	\$228,500	+ 8.9%	+ 128.7%
Atlanta Metro Area – Greater 28 County Area	\$213,600	\$230,000	\$245,000	\$268,793	\$321,000	+ 19.4%	+ 50.3%
Savannah	\$171,000	\$210,000	\$218,000	\$239,900	\$265,000	+ 10.5%	+ 55.0%
Columbus	\$127,900	\$129,900	\$134,990	\$145,000	\$160,000	+ 10.3%	+ 25.1%
Macon	\$113,000	\$126,000	\$130,450	\$139,900	\$167,900	+ 20.0%	+ 48.6%
Augusta	\$115,950	\$123,000	\$127,500	\$154,900	\$175,000	+ 13.0%	+ 50.9%

Area Historical Median Prices



	2017	2018	2019	2020	2021	Change From 2020	Change From 2017
30002 – Avondale Estates	\$379,900	\$343,500	\$389,000	\$387,450	\$510,500	+ 31.8%	+ 34.4%
30030 – City of Decatur, Winnona Pk, Oakhurst	\$455,000	\$450,000	\$457,000	\$500,000	\$510,000	+ 2.0%	+ 12.1%
30033 – Decatur, North Decatur	\$302,250	\$350,000	\$353,000	\$365,000	\$407,000	+ 11.5%	+ 34.7%
30303 – Dwnntn, Fairlie-Poplar, Central Business District	\$130,000	\$198,500	\$179,900	\$170,000	\$204,000	+ 20.0%	+ 56.9%
30305 – Buckhead, Garden Hills, Haynes Manor, Peachtree Hills	\$346,250	\$406,000	\$443,250	\$485,000	\$459,900	- 5.2%	+ 32.8%
30306 – Virg-H'land, Mrngside/Lenox Pk, Poncey-H'land, Druid Hills	\$579,250	\$595,000	\$645,000	\$623,450	\$680,000	+ 9.1%	+ 17.4%
30307 – Cndlr Pk, Drd Hlls, Edgwd, Emory U, Inmn Pk, Lk Clre, Little 5 Pnts	\$441,000	\$479,000	\$485,000	\$525,000	\$549,000	+ 4.6%	+ 24.5%
30308 – Midtown	\$244,900	\$263,500	\$282,000	\$300,000	\$320,000	+ 6.7%	+ 30.7%
30309 – Ansley Pk, Brookwood Hills, Midtown, Loring Hts	\$289,950	\$303,000	\$333,000	\$352,000	\$337,000	- 4.3%	+ 16.2%
30310 – Adair Pk, Atl Univ Ctr, Mechanicsville, W End	\$134,500	\$179,725	\$211,000	\$244,750	\$306,000	+ 25.0%	+ 127.5%
30311 – Cascade Hts, Greenbriar, Southwest Atlanta	\$132,000	\$168,700	\$178,000	\$219,950	\$265,100	+ 20.5%	+ 100.8%
30312 – Dwnntn Atlanta, Grant Pk, Old Fourth Ward	\$305,000	\$332,900	\$349,900	\$375,000	\$400,950	+ 6.9%	+ 31.5%
30313 – Dwnntn Atlanta, Castleberry Hill	\$231,400	\$243,750	\$237,500	\$265,000	\$293,000	+ 10.6%	+ 26.6%
30314 – Bankhead, Vine City, West Lk	\$62,000	\$99,000	\$138,000	\$195,000	\$237,526	+ 21.8%	+ 283.1%
30315 – Carver Homes, Grant Pk, Peoplestown	\$90,000	\$130,050	\$175,000	\$200,000	\$244,990	+ 22.5%	+ 172.2%
30316 – Cabbagetwn, E At Vllg, Ormewd Pk, S DeKalb	\$298,000	\$324,000	\$350,000	\$357,370	\$408,000	+ 14.2%	+ 36.9%
30317 – Kirkwood, Edgewood, East Lk	\$380,000	\$425,000	\$440,000	\$495,000	\$540,105	+ 9.1%	+ 42.1%
30318 – Home Pk, NW Atl, Collr Hlls, Undrwd Hlls, Westsde, Mdtm W	\$267,000	\$255,000	\$282,000	\$308,000	\$375,000	+ 21.8%	+ 40.4%
30319 – Brookhaven, North Atlanta, Dunwoody	\$450,000	\$500,000	\$530,000	\$540,000	\$584,000	+ 8.1%	+ 29.8%
30324 – Mrngside/Lenox Pk, Piedmont Hts, Lenox, Lavista Pk	\$341,000	\$395,000	\$380,000	\$385,000	\$434,900	+ 13.0%	+ 27.5%
30326 – Lenox	\$324,950	\$354,950	\$355,000	\$344,500	\$360,000	+ 4.5%	+ 10.8%
30327 – Buckhead, North Atlanta	\$737,421	\$762,500	\$820,000	\$850,000	\$1,000,000	+ 17.6%	+ 35.6%
30329 – Emory University, Toco Hills, Briarcliff	\$368,000	\$405,000	\$400,000	\$425,000	\$457,500	+ 7.6%	+ 24.3%
30337 – College Pk	\$225,000	\$240,000	\$229,900	\$280,000	\$334,000	+ 19.3%	+ 48.4%
30339 – Vinings	\$274,250	\$315,000	\$327,500	\$340,000	\$390,000	+ 14.7%	+ 42.2%
30340 – Doraville	\$242,500	\$270,000	\$279,000	\$321,000	\$350,500	+ 9.2%	+ 44.5%
30341 – Ashford Pk, Chamblee, Dunwoody	\$308,000	\$350,000	\$380,000	\$350,000	\$414,550	+ 18.4%	+ 34.6%
30342 – Buckhead, N Buckhead, Chastain Pk, N Atlanta	\$479,000	\$500,000	\$550,000	\$560,000	\$555,000	- 0.9%	+ 15.9%
30344 – East Point	\$119,700	\$149,900	\$159,750	\$187,500	\$220,500	+ 17.6%	+ 84.2%
30345 – Briarcliff Woods, Oak Grove, Northlake	\$420,000	\$427,000	\$432,750	\$448,200	\$517,000	+ 15.4%	+ 23.1%
30354 – Hapeville	\$99,900	\$139,500	\$182,000	\$209,900	\$228,500	+ 8.9%	+ 128.7%