

SUBDIVISION ABSORPTION

Search Criteria:

Date Range: Mar 2016-Feb 2017

Location: MSA = Atlanta COUNTY = DeKalb, Gwinnett

Data Grouped By: Subdivisions



SUBDIVISION ABSORPTION

Market Absorption and Top 100 Subdivisions

#	SUBDIVISION	ABS	PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOT
480	Market Absorption	0.8	\$332,199													4695
	2016	410.0	\$331,685			421	398	444	446	391	386	439	349	352	474	4100
	2017	297.5	\$335,744	298	297											595
1	Willow Leaf	8.6	\$207,631													103
	2016	10.0	\$207,553			8	9	12	10	6	13	11	12	13	6	100
	2017	1.5	\$210,237	2	1											3
2	Paxton Landing	7.2	\$190,145													87
	2016	7.4	\$187,524			4	5	6	6	2	11	10	2	12	16	74
	2017	6.5	\$205,070	5	8											13
3	Parks Of Stonecrest	6.8	\$286,913													81
	2016	7.4	\$285,997			7	4	10	11	7	7	14	5	2	7	74
	2017	3.5	\$296,597	3	4											7
4	Cooper Manor Townhomes	6.2	\$174,645													74
	2016	7.4	\$174,645			7	7	10	6	2	2	12	8	6	14	74
5	Shannon Lake	5.9	\$236,148													71
	2016	6.6	\$235,390			7	6	8	7	5	6	12	5	6	4	66
	2017	2.5	\$246,152	2	3											5
6	Horizon	5.8	\$306,117													69
	2016	5.7	\$307,513			5	2	3	4	3	7	10	9	8	6	57
	2017	6.0	\$299,483	6	6											12
7	Lindenwood	5.6	\$200,246													67
	2016	5.8	\$198,968			5	2	6	3	8	11	4	10	2	7	58
	2017	4.5	\$208,483	3	6											9
8	Del Mar Club	4.9	\$268,910													59
	2016	5.9	\$268,910			11	9	11	3	7	7	10	1	0	0	59
9	Harmony Club	4.9	\$279,379													59
	2016	5.6	\$278,113			6	4	14	3	1	8	7	4	5	4	56
	2017	1.5	\$303,010	1	2											3
10	Jacobs Farm	4.9	\$284,324													59
	2016	5.0	\$279,867			3	5	11	14	3	3	0	0	1	10	50
	2017	4.5	\$309,086	4	5											9
11	Harbins Landing Estates	4.8	\$279,193													57
	2016	3.9	\$277,248			3	4	4	2	3	2	1	3	3	14	39



SUBDIVISION ABSORPTION

(continued)

#	SUBDIVISION	ABS	PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOT
	2017	9.0	\$283,407	6	12											18
12	Berkeley Hills Estates	4.8	\$385,237													57
	2016	5.7	\$385,237			14	8	6	11	8	3	4	3	0	0	57
13	Brookwood Enclave	4.7	\$378,825													56
	2016	5.2	\$376,979			8	1	5	1	3	3	5	7	10	9	52
	2017	2.0	\$402,832	3	1											4
14	Vineyards At Parkside	4.5	\$191,968													54
	2016	5.4	\$191,968			6	7	2	5	4	1	10	5	10	4	54
15	Freeman Crossing	4.0	\$203,305													48
	2016	4.2	\$203,320			3	2	4	4	4	6	3	5	7	4	42
	2017	3.0	\$203,196	4	2											6
16	Ozora Lake	4.0	\$327,649													48
	2016	4.4	\$323,653			2	1	3	5	2	4	9	3	3	12	44
	2017	2.0	\$371,614	1	3											4
17	Woodward Crossing	3.9	\$227,958													47
	2016	4.7	\$227,958			6	13	3	9	8	5	2	1	0	0	47
18	Indian Shoals Landing	3.8	\$216,309													46
	2016	4.2	\$216,653			3	5	7	4	7	2	4	4	3	3	42
	2017	2.0	\$212,701	2	2											4
19	Terraces At Stonecrest	3.8	\$176,018													46
	2016	3.6	\$173,867			2	3	1	3	6	2	0	7	7	5	36
	2017	5.0	\$183,761	5	5											10
20	Wyndham Falls Estates	3.8	\$211,280													45
	2016	4.4	\$210,418			4	0	4	7	8	7	4	1	3	6	44
	2017	0.5	\$249,180	0	1											1
21	Arlington Point	3.7	\$256,315													44
	2016	3.9	\$254,543			6	1	6	4	6	5	5	2	1	3	39
	2017	2.5	\$270,135	2	3											5
22	Sawyer Farms	3.6	\$325,404													43
	2016	3.5	\$318,689			4	3	3	1	0	0	3	3	6	12	35
	2017	4.0	\$354,782	5	3											8
23	Sagestone	3.6	\$325,621													43
	2016	3.5	\$332,652			4	7	1	6	6	3	2	3	1	2	35



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(continued)

#	SUBDIVISION	ABS	PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOT
	2017	4.0	\$294,860	4	4											8
24	Silver Oak	3.4	\$233,321													41
	2016	3.7	\$232,129			3	3	1	2	4	2	6	1	5	10	37
	2017	2.0	\$244,344	1	3											4
25	Open Fields	3.4	\$177,467													41
	2016	2.5	\$175,622			0	0	0	0	3	3	3	5	5	6	25
	2017	8.0	\$180,350	5	11											16
26	Miller Park	3.3	\$263,479													40
	2016	3.6	\$263,619			4	1	5	2	6	5	3	3	4	3	36
	2017	2.0	\$262,216	2	2											4
27	Morgan Commons Townhomes	3.3	\$181,073													40
	2016	3.6	\$180,584			0	5	3	5	4	7	4	4	2	2	36
	2017	2.0	\$185,476	4	0											4
28	Hadley Township Sfd	3.3	\$404,732													40
	2016	3.9	\$404,904			4	2	4	5	3	2	10	0	1	8	39
	2017	0.5	\$398,000	1	0											1
29	Laurel Landing	3.2	\$227,808													39
	2016	3.4	\$226,908			2	2	0	2	8	1	5	8	2	4	34
	2017	2.5	\$233,924	3	2											5
30	Piedmont Trace	3.2	\$225,679													39
	2016	3.3	\$224,418			0	3	3	5	2	7	3	2	2	6	33
	2017	3.0	\$232,611	3	3											6
31	Amberleaf	3.2	\$382,014													39
	2016	3.2	\$386,261			3	6	4	4	0	1	5	2	1	6	32
	2017	3.5	\$362,600	2	5											7
32	Preserve At Reed Mill	3.2	\$366,759													38
	2016	3.4	\$369,699			1	2	4	3	3	1	4	6	5	5	34
	2017	2.0	\$341,766	3	1											4
33	Georgetown Commons	3.1	\$287,760													37
	2016	3.4	\$287,411			6	3	5	3	4	5	3	3	1	1	34
	2017	1.5	\$291,710	1	2											3
34	Shady Creek Estates	3.1	\$306,929													37
	2016	2.9	\$305,857			4	1	1	4	3	5	2	2	3	4	29



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(continued)

#	SUBDIVISION	ABS	PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOT
	2017	4.0	\$310,813	3	5											8
35	Austin Commons	3.0	\$275,459													36
	2016	3.6	\$275,459			4	10	6	3	6	7	0	0	0	0	36
36	Brookside Crossing	2.9	\$263,830													35
	2016	2.3	\$259,046			8	4	3	0	0	0	1	3	2	2	23
	2017	6.0	\$272,999	7	5											12
37	Ashbury Park	2.9	\$382,643													35
	2016	3.3	\$381,975			7	4	2	3	3	2	4	3	2	3	33
	2017	1.0	\$393,670	2	0											2
38	Whispering Creeks	2.9	\$426,430													35
	2016	3.2	\$424,098			2	3	2	3	5	1	5	4	0	7	32
	2017	1.5	\$451,300	1	2											3
39	Copperleaf At Global Forum	2.8	\$211,268													34
	2016	3.0	\$210,527			0	3	0	4	1	0	7	1	3	11	30
	2017	2.0	\$216,819	4	0											4
40	Traditions Of Grayson	2.8	\$289,016													34
	2016	2.9	\$291,177			4	2	2	3	2	5	3	0	2	6	29
	2017	2.5	\$276,484	0	5											5
41	Brookside Glen	2.8	\$405,803													34
	2016	2.7	\$398,816			0	0	0	0	0	1	2	8	8	8	27
	2017	3.5	\$432,753	4	3											7
42	Springs At Rockhouse	2.8	\$189,075													33
	2016	2.9	\$188,148			3	0	7	2	1	2	2	3	4	5	29
	2017	2.0	\$195,797	2	2											4
43	Rivers Edge At Abbotts Bridge	2.8	\$354,632													33
	2016	3.2	\$354,519			3	4	2	8	2	2	0	3	2	6	32
	2017	0.5	\$358,245	1	0											1
44	Towns At Druid Hills	2.8	\$526,375													33
	2016	3.0	\$527,588			5	3	7	2	1	3	2	2	2	3	30
	2017	1.5	\$514,243	2	1											3
45	Brookhaven Crossing	2.8	\$482,831													33
	2016	3.3	\$482,831			0	4	7	12	9	1	0	0	0	0	33
46	Primrose Creek	2.7	\$257,120													32



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(continued)

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	2016	2.9	\$249,030			1	1	4	9	6	3	3	1	0	1	29
	2017	1.5	\$335,329	0	3											3
47	Quinton Crossing	2.7	\$327,767													32
	2016	3.1	\$327,000			0	0	1	4	2	7	5	3	6	3	31
	2017	0.5	\$351,536	1	0											1
48	Norris Reserve	2.7	\$252,525													32
	2016	2.1	\$250,222			0	0	0	0	0	1	1	3	8	8	21
	2017	5.5	\$256,922	5	6											11
49	Gatewood Arbor	2.6	\$216,726													31
	2016	3.0	\$215,450			2	3	5	5	1	2	2	3	5	2	30
	2017	0.5	\$255,000	1	0											1
50	Devonshire Park	2.6	\$274,820													31
	2016	2.1	\$272,579			1	4	2	3	1	1	4	0	2	3	21
	2017	5.0	\$279,526	4	6											10
51	Laurel Manor	2.6	\$540,322													31
	2016	2.7	\$538,303			2	3	3	1	2	4	4	1	3	4	27
	2017	2.0	\$553,948	2	2											4
52	Trillium Forest	2.5	\$257,269													30
	2016	2.8	\$258,601			2	3	5	2	5	2	5	2	1	1	28
	2017	1.0	\$238,630	2	0											2
53	Hadley Township	2.5	\$293,122													30
	2016	2.4	\$296,969			3	5	1	7	0	3	5	0	0	0	24
	2017	3.0	\$277,732	4	2											6
54	Haddonfield	2.5	\$421,745													30
	2016	2.8	\$416,575			1	0	1	3	4	1	1	2	5	10	28
	2017	1.0	\$494,120	2	0											2
55	Bennington Square	2.4	\$175,273													29
	2016	2.9	\$175,273			4	2	2	5	3	6	4	2	1	0	29
56	Scenic View	2.4	\$243,248													29
	2016	2.3	\$241,200			2	3	2	1	1	4	2	5	0	3	23
	2017	3.0	\$251,100	4	2											6
57	Reserve At Moore Road	2.4	\$671,971													29
	2016	2.6	\$673,590			4	2	2	4	3	2	2	1	4	2	26



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(continued)

#	SUBDIVISION	ABS	PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOT
	2017	1.5	\$657,936	0	3											3
58	Heritage At Dunwoody	2.3	\$1,075,474													28
	2016	2.6	\$1,069,544			4	4	5	0	2	3	2	2	1	3	26
	2017	1.0	\$1,152,572	2	0											2
59	Flat Rock Hills	2.3	\$250,869													28
	2016	2.4	\$248,705			2	2	2	2	6	4	3	0	2	1	24
	2017	2.0	\$263,850	4	0											4
60	Burns Estates	2.2	\$231,457													27
	2016	2.1	\$230,138			2	0	4	1	5	2	5	1	0	1	21
	2017	3.0	\$236,075	6	0											6
61	Village At Bay Creek	2.2	\$207,477													26
	2016	2.3	\$206,926			3	1	4	4	1	2	3	2	0	3	23
	2017	1.5	\$211,695	2	1											3
62	Castleberry Hills	2.2	\$272,680													26
	2016	2.1	\$266,563			0	0	7	5	4	1	2	1	1	0	21
	2017	2.5	\$298,370	2	3											5
63	Thompson Crossing	2.2	\$307,686													26
	2016	2.3	\$305,130			2	2	5	0	0	6	2	2	1	3	23
	2017	1.5	\$327,280	0	3											3
64	Landings At Bay Creek	2.1	\$198,772													25
	2016	2.2	\$197,055			2	2	0	5	0	2	2	4	1	4	22
	2017	1.5	\$211,360	3	0											3
65	Silver Ridge	2.1	\$271,796													25
	2016	1.8	\$273,883			1	2	1	3	2	1	0	3	1	4	18
	2017	3.5	\$266,429	5	2											7
66	Haynes Park Townhomes	2.1	\$138,151													25
	2016	2.5	\$138,151			0	8	3	0	2	0	6	4	0	2	25
67	Oakleaf At Stonecrest	2.0	\$170,552													24
	2016	2.2	\$169,914			2	1	0	1	8	0	5	2	1	2	22
	2017	1.0	\$177,570	2	0											2
68	Rivers Edge At Abbotts Bridge Th	2.0	\$287,172													24
	2016	2.2	\$285,405			1	1	3	2	2	4	2	1	0	6	22
	2017	1.0	\$306,608	2	0											2



SUBDIVISION ABSORPTION

(continued)

#	SUBDIVISION	ABS	PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOT
69	Flat Creek Landing	2.0	\$187,896													24
	2016	2.0	\$187,190			5	2	3	3	1	1	3	0	0	2	20
	2017	2.0	\$191,429	3	1											4
70	Green Bridge Creek	1.9	\$170,686													23
	2016	2.3	\$170,686			1	0	1	7	3	0	1	5	3	2	23
71	Fall Creek	1.8	\$235,107													22
	2016	2.1	\$234,473			4	3	3	2	1	2	4	1	0	1	21
	2017	0.5	\$248,409	1	0											1
72	New Rockbridge	1.8	\$187,208													22
	2016	2.2	\$187,208			4	3	1	0	2	5	2	5	0	0	22
73	Twin Bridges	1.8	\$381,309													22
	2016	1.6	\$384,450			0	1	1	3	0	0	4	1	5	1	16
	2017	3.0	\$372,933	2	4											6
74	Oakmont Estates	1.8	\$221,653													21
	2016	2.0	\$221,165			0	1	0	8	3	2	2	1	1	2	20
	2017	0.5	\$231,410	0	1											1
75	Highlands At Duluth	1.7	\$384,755													20
	2016	1.7	\$384,629			1	2	5	3	1	1	2	2	0	0	17
	2017	1.5	\$385,467	2	1											3
76	Brookwood Village	1.7	\$233,147													20
	2016	2.0	\$233,147			4	4	4	3	5	0	0	0	0	0	20
77	Kingston Commons	1.7	\$190,935													20
	2016	2.0	\$190,935			3	3	3	3	4	2	2	0	0	0	20
78	Avington Glen	1.6	\$208,991													19
	2016	1.9	\$208,991			3	3	8	3	1	0	1	0	0	0	19
79	Hightower Landing	1.6	\$261,206													19
	2016	1.4	\$265,033			3	1	0	1	1	2	2	1	2	1	14
	2017	2.5	\$250,490	3	2											5
80	Olde Woodward Mill	1.6	\$428,929													19
	2016	1.2	\$421,896			0	0	0	0	0	0	0	4	2	6	12
	2017	3.5	\$440,984	0	7											7
81	Great River At Tribble Mill	1.5	\$335,687													18
	2016	1.6	\$329,798			1	2	1	3	2	2	2	1	1	1	16



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(continued)

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	2017	1.0	\$382,800	0	2											2
82	Poplar Falls	1.5	\$218,840													18
	2016	1.3	\$220,499			1	3	0	2	2	0	0	2	3	0	13
	2017	2.5	\$214,528	1	4											5
83	Stonehaven At Sugarloaf	1.5	\$585,054													18
	2016	1.5	\$590,366			1	2	2	2	2	2	1	2	0	1	15
	2017	1.5	\$558,497	2	1											3
84	Hollowstone	1.5	\$285,230													18
	2016	1.7	\$285,420			0	0	2	2	2	5	3	0	2	1	17
	2017	0.5	\$282,000	0	1											1
85	Wilshire Manor	1.5	\$277,835													18
	2016	1.7	\$275,943			0	3	4	3	2	4	0	1	0	0	17
	2017	0.5	\$310,000	0	1											1
86	Wheatfields	1.4	\$339,075													17
	2016	1.2	\$337,520			2	2	0	3	1	1	1	1	0	1	12
	2017	2.5	\$342,806	3	2											5
87	Madison Park	1.4	\$274,132													17
	2016	1.6	\$273,288			2	1	0	2	3	5	1	1	0	1	16
	2017	0.5	\$287,627	1	0											1
88	Wilson Manor	1.4	\$235,849													17
	2016	1.2	\$236,733			0	0	2	0	0	1	2	1	4	2	12
	2017	2.5	\$233,728	3	2											5
89	Warrenton	1.4	\$375,882													17
	2016	1.5	\$375,866			0	2	2	1	2	3	1	0	2	2	15
	2017	1.0	\$376,000	0	2											2
90	Reserve At Bogan Lakes	1.4	\$419,607													17
	2016	1.3	\$407,569			2	1	1	1	0	3	0	0	1	4	13
	2017	2.0	\$458,733	2	2											4
91	Trilogy Park	1.3	\$380,060													16
	2016	1.6	\$380,060			0	3	2	1	2	4	2	0	0	2	16
92	Grey Stone Manor	1.3	\$250,423													16
	2016	1.4	\$249,269			3	1	1	0	2	0	3	1	2	1	14
	2017	1.0	\$258,500	0	2											2



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(continued)

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93	Lake View At Hamilton Mill	1.3	\$340,955													16
	2016	0.8	\$335,163			0	0	0	0	2	0	3	2	0	1	8
	2017	4.0	\$346,747	2	6											8
94	Glenaire	1.3	\$427,623													16
	2016	1.4	\$427,969			0	0	1	5	0	0	2	2	3	1	14
	2017	1.0	\$425,203	1	1											2
95	Ashford Crossing	1.3	\$352,567													16
	2016	1.6	\$352,567			3	3	2	4	1	1	0	1	0	1	16
96	Greythorne Estates	1.3	\$239,845													16
	2016	1.6	\$239,845			3	5	4	2	1	1	0	0	0	0	16
97	Ridgemoore Estates	1.3	\$520,057													16
	2016	1.3	\$528,223			0	0	1	3	1	3	0	1	0	4	13
	2017	1.5	\$484,667	2	1											3
98	Glens At Sugarloaf	1.3	\$336,751													16
	2016	1.2	\$344,001			0	2	0	0	0	0	1	4	5	0	12
	2017	2.0	\$315,000	4	0											4
99	Equestria	1.3	\$325,188													16
	2016	1.2	\$334,046			0	0	0	1	1	1	4	1	1	3	12
	2017	2.0	\$298,614	4	0											4
100	Cresswell	1.2	\$370,989													15
	2016	1.5	\$370,989			5	3	6	0	0	1	0	0	0	0	15

