

2026 Neighborhood Value Map

North Fulton & South Forsyth

- "High-Equity Surge" (Value growth >10%)
- "Stabilized Luxury" (Healthy 3-5% appreciation).
- "Emerging Opportunity" (High inventory/buyer leverage).



The 2026 Reality Check

- While national headlines focus on "market noise," North Atlanta is behaving as a Safe Haven for equity.
- The 6.15% Green Light: Rates have stabilized, unlocking millions in local purchasing power.
- Strategic Timing: The "Spring Peak" is moving earlier. Q1 2026 is rewarding the prepared buyer over the impulse hunter.
- Inventory Trap: More listings don't always mean lower prices. In Johns Creek, median prices rose 15.8% despite more homes on the market.

IRINA AVERYANOV | Strategic Partner

Top 5% Realtor® Guiding Your Transition with Clarity

Keller Williams Luxury North Atlanta

404.434.4454 | irina.a@kw.com

