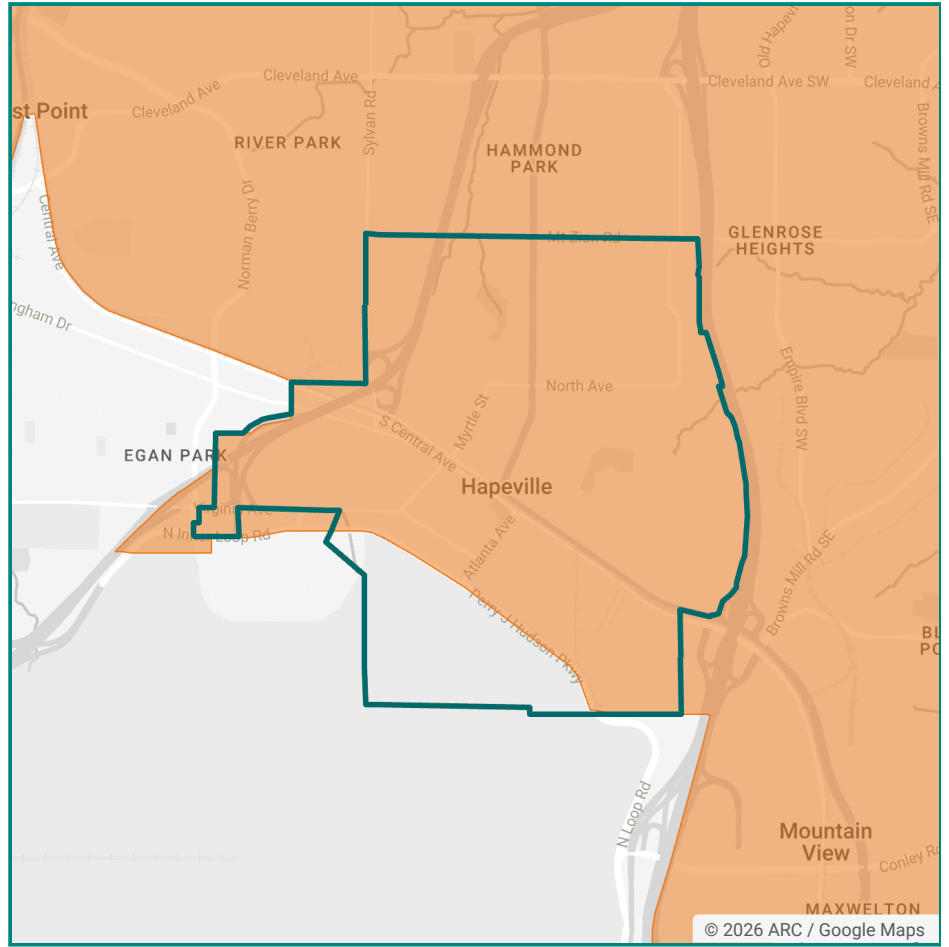


- 86% SUBMARKET 3: RAPIDLY CHANGING URBAN NEIGHBORHOODS**
- 14% NOT COVERED BY SUBMARKET**



TOP SUBMARKET(S) BY PERCENTAGE

Submarket 3: Rapidly Changing Urban Neighborhoods

Rapidly changing urban neighborhoods with the region's oldest homes and quickest increases in home sale prices.

- High proportion of residents in poverty (along with 4)
- Mix of owners and renters
- Mix of SF and MF housing units
- Low median household incomes (along with 4)
- Mix of low, medium, and high cost-burdened owner households



Data source: ARC analysis of ATTOM Data Solutions' home sale transactions, 2020-2025. Explore this data further in the [DATA EXPLORER](#)

TOP ACTION STEPS

Increase Supply

- Allow and incentivize innovative housing types
- Establish new or partner with existing housing entities
- Mandate and incentivize affordable housing through inclusionary zoning
- Support smaller homes and ownership opportunities

Expand Capital Resources

- Collaborate on new programs and partnerships
- Identify regional funding mechanisms

Develop Leadership & Collaboration on Affordability

- Form committees and work groups for housing
- Identify housing needs through planning

Preserve Affordable Supply

- Address blight
- Create preservation programs and partnerships
- Inventory affordable housing stock
- Leverage funding resources for preservation

Promote Housing Stability

- Establish housing stability policies and programs
- Identify and educate on housing instability
- Reduce evictions and homelessness

Reduce Housing & Transportation Costs

- Increase walkability
- Reduce costs of housing near transit and amenities

CITY SNAPSHOT

Median Home Sale Price (2025)	\$449,990
Change in Median Home Sale Price (2020-25)	+160%
Home Sale Price Per Sq Ft (2025)	\$236.00 sq ft
Percent Change in Home Sale Price Per Sq Ft (2020-25)	+85%
Median Building Area of Home Sales (2025)	1,404 sq ft

Data source: ARC analysis of ATTOM Data Solutions' home sale transactions, 2020-2025. Explore this data further in the [DATA EXPLORER](#)

LEARN MORE

- [Explore Hapeville City on the Metro Atlanta Housing Toolkit website](https://metroatlhousing.org/cities/hapeville/) (https://metroatlhousing.org/cities/hapeville/)
- [Explore Housing Strategy Resource](https://metroatlhousing.org/resources) (https://metroatlhousing.org/resources)
- [Explore ARC Housing Success Stories](https://atlantaregional.org/what-we-do/housing) (https://atlantaregional.org/what-we-do/housing)