Atlanta-Sandy Springs-Alpharetta, GA

2021

Mean Appraised Value

$ 411,481

Mean Appraised Value in Communities of Color

$ 301,372

Mean Appraised Value in White Neighborhoods

$531,727

Appraisers determine a home's value by taking into consideration the property and neighborhood characteristics. To make an "apples to apples" comparison, we use a regression model that takes into consideration neighborhood housing stock (e.g., size, type, age), socioeconomic status (e.g., property owners, employment rates, poverty), and amenities (e.g., retail stores, entertainment, services, parks). The above estimates are the mean appraised values in the metropolitan area for neighborhood with average housing stock, socioeconomic, and amenities.
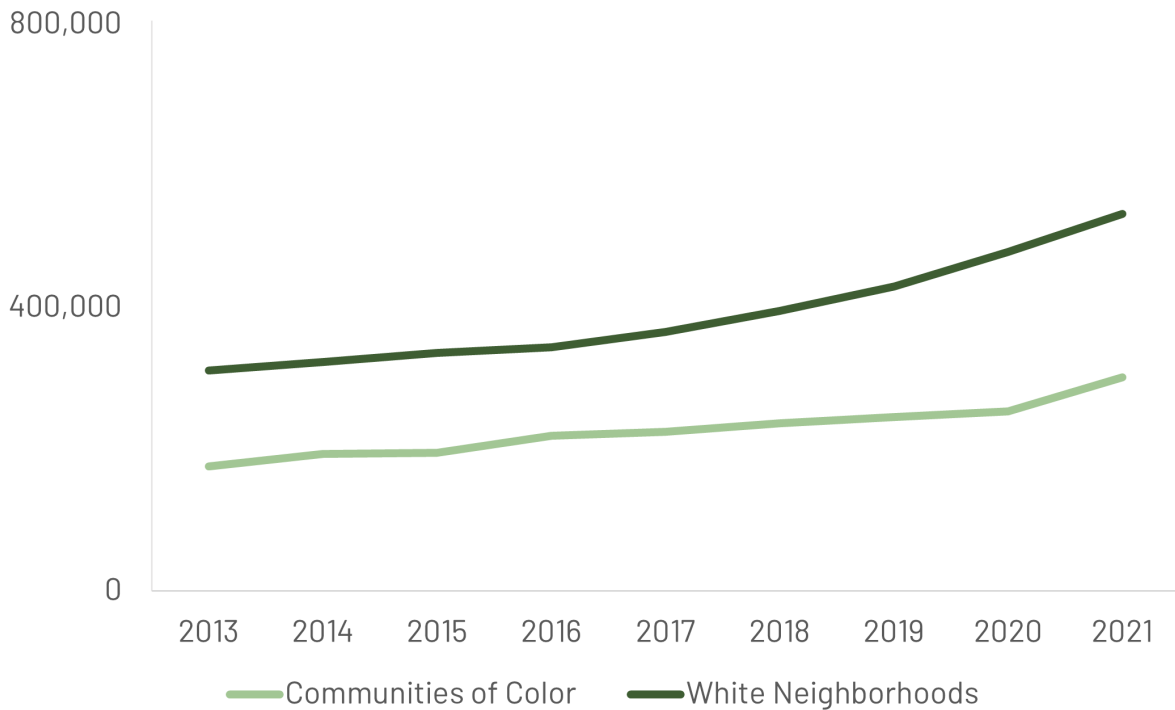
Over Time, 2013–2021

Mean Appraised Values Over Time
2013–2021

Source: Authors' analysis of FHFA UAD, 2006-2010, 2011-2015, and 2016-2020 American
Community Survey 5-year estimates and 2013-2018 National Neighborhood Data Archive.

	2013	2014	2015	2016	2017	2018	2019	2020	2021
Communities of Color	175,928	193,118	194,702	218,938	224,209	236,488	245,066	253,624	301,372
White Neighborhoods	310,700	322,804	336,204	344,083	365,578	395,460	429,523	478,253	531,727

Figure 2

Mean Appraised Values Over Time
2013–2021

Source: Authors' analysis of FHFA UAD, 2006–2010, 2011–2015, and 2016–2020 American Community Survey 5-year estimates and 2013–2018 National Neighborhood Data Archive.
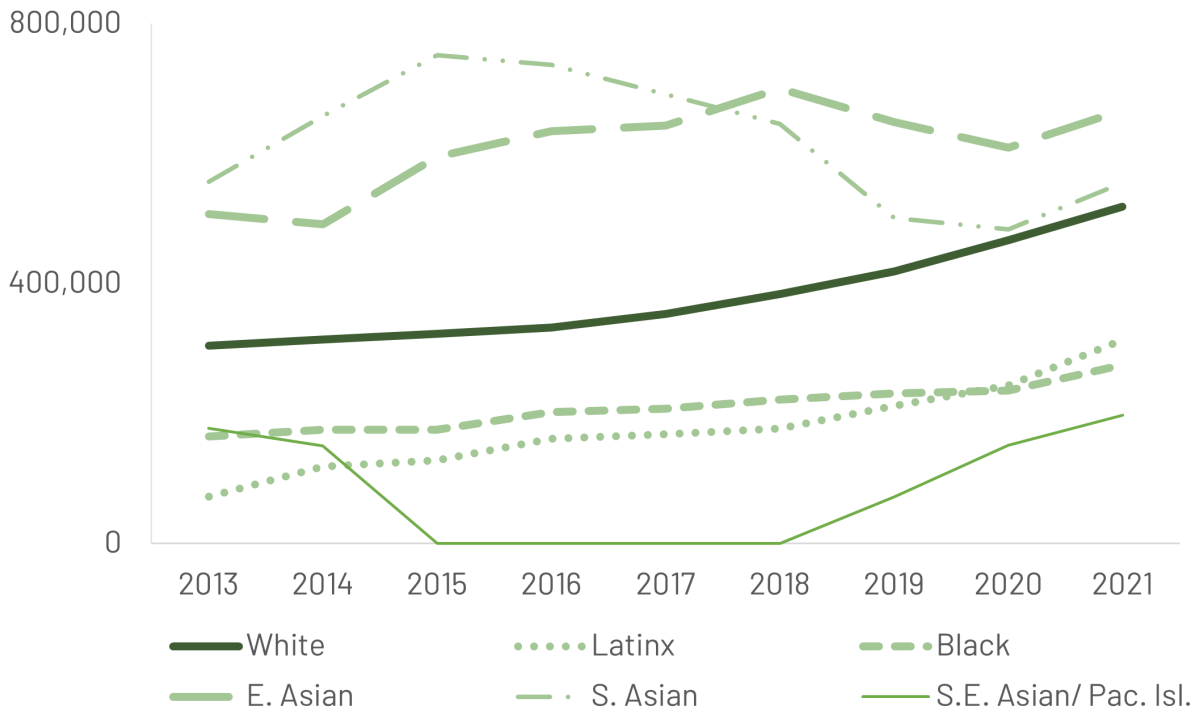
Metropolitan Area Racial Group Proportions, 2021

White	Latinx	Black	East Asian	South Asian	Southeast Asian & Pacific Islander
0.47	0.11	0.35	0.02	0.03	0.02

Citation: Howell, Junia and Elizabeth Korver-Glenn. 2022. "Metropolitan Area Supplemental Files ." In *Appraised: The Persistent Evaluation of White Neighborhoods as More Valuable Than Communities of Color*. eruka.org/appraised