

Rental Market Overview Report



Atlanta

The Atlanta rental market remains highly competitive. Finding a home requires an open mind, preparedness, and quick decision-making. Dwellworks’ services are critical in this market. Consultants maintain area expertise and are skillful guides in navigating this competitive region.

Your consultant will manage your home search and may work with trusted real estate professionals to tailor home options according to your specific needs and budget. Property availability can change swiftly due to fast demand and turnover. Those interested in a property must be prepared to make quick decisions and have funds, references, and proof of employment readily available

Market at a Glance

Considerations	Findings	Comments
Housing Availability	Moderate	Acceptable rental houses in short supply versus apartments
Tenant Paid Real Estate Fees	No	
Typical Lease Length	12 Months	
Typical Security Deposit	1-2 Months	Non-refundable applications, administration, and cleaning fees may apply
Negotiation of Lease Terms	Low	Very little negotiating on apartments

Types of Housing – Atlanta, GA

Apartments

These are multi-residential units in low or high rise buildings. They range in size from a studio apartment to units with three bedrooms and 2.5 baths. Styles include flats and townhouses. Apartment complexes can be as small as five units and as large as 500 units. The apartment building may have private entrances into each unit or have a common entrance shared by all residents.

Advantages

Disadvantages

No maintenance responsibilities.	Lack of privacy.
Major appliances and/or hook-up provided.	Limited covered/enclosed parking.
Recreational amenities may be available.	Limited storage.
Some utilities may be included.	Pet restrictions.

Multiplexes

These are usually 2, 3, or 4 connected units, which can be of townhouse, condominium or flat design.

Advantages

Disadvantages

Yard (garden) space.	Yard maintenance may be your responsibility.
Garage/covered parking.	Tenant responsible for several utilities.
Some privacy.	Tenant may have to provide major appliances.

Single-Family Homes

Single-Family Homes are free standing residential properties. Styles include ranch (single story), split-level, tri or multi-level, and mid-entry.

Advantages

Disadvantages

Privacy.	Yard maintenance is your responsibility.
Garages.	Tenant responsible for all utilities.

Yard (gardens).

Snow removal, as applicable.

Neighborhoods

Neighborhoods		1BD	2BD	3BD	4BD	5BD
Alpharetta	Apartment	\$1600-1800	\$1900-4000	\$2000-3500	N/A	N/A
	House	N/A	N/A	\$2000-3700	\$2500-4600	\$2200-5500
Buckhead	Apartment	\$2000-2900	\$2300-5000	\$2500-8000	N/A	N/A
	House	N/A	N/A	\$2400-4400	\$3500-9000	\$5000-11000
Downtown	Apartment	\$1500-3500	\$2400-4200	\$2900-5200	N/A	N/A
	House	N/A	N/A	\$1700-2700	\$1500-5100	\$2200-3500
Dunwoody	Apartment	\$1600-1900	\$2000-4000	\$2700-4000	N/A	N/A
	House	N/A	N/A	\$2100-3700	\$2250-4400	\$3000-4500
Marietta	Apartment	\$1400-2100	\$1600-3500	\$2200-3200	N/A	N/A
	House	N/A	N/A	\$1900-2500	\$1900-3400	\$2500-4000
Midtown	Apartment	\$1750-2500	\$2300-4300	\$2900-6000	N/A	N/A
	House	N/A	N/A	\$3500-4900	\$3200-7300	\$12000-18000
Old Fourth Ward	Apartment	\$2100-5800	\$2200-6000	\$3500-6000	N/A	N/A
	House	N/A	N/A	\$2200-5000	\$3700-5700	\$5700-7500
Peachtree City	Apartment	\$1500-1700	\$1900-2500	\$2000-2700	N/A	N/A
	House	N/A	N/A	\$2500-3000	\$2500-4000	\$3900-4500
Roswell	Apartment	\$1500-1900	\$1700-2500	\$2500-3500	N/A	N/A
	House	N/A	N/A	\$2200-3600	\$2800-4500	\$3200-4500
Sandy Springs	Apartment	\$1400-2700	\$1600-4000	\$2300-4500	N/A	N/A
	House	N/A	N/A	\$2500-6800	\$3000-6000	\$3900-6000