

**Metro Atlanta Housing Market Statistics - Single Family Detached
Comparing December - 2007 - 2008**

Homes Sold - January 1, 2007 - December 31, 2007

Price Range	South Cherokee	South Forsyth	South Gwinnett	North Gwinnett	East Cobb	West Cobb	Buckhead / N. Atlanta	North Dekalb	North Fulton	Dunwoody / Sandy Springs	Total FMLS
<\$150k	466 16.0%	30 1.7%	1,341 26.1%	532 10.0%	180 7.1%	1,404 24.0%	7 0.7%	593 18.7%	35 1.0%	1 0.1%	15,446 26.9%
\$150k-\$250k	1,454 50.1%	438 25.3%	2,760 53.8%	2,602 49.0%	896 35.3%	2,453 42.0%	9 0.9%	756 23.9%	777 23.3%	19 2.5%	20,975 36.6%
\$250k-\$350k	543 18.7%	596 34.4%	696 13.6%	1,178 22.2%	599 23.6%	916 15.7%	78 7.4%	808 25.5%	843 25.3%	169 22.1%	9,560 16.7%
\$350k-\$500k	285 9.8%	367 21.2%	266 5.2%	627 11.8%	418 16.5%	639 10.9%	196 18.6%	520 16.4%	804 24.1%	283 37.0%	6,191 10.8%
\$500k-\$1Million	144 5.0%	285 16.4%	70 1.4%	292 5.5%	384 15.1%	400 6.8%	439 41.6%	418 13.2%	753 22.6%	258 33.7%	4,353 7.6%
>\$1Million	12 0.4%	17 1.0%	0 0.0%	74 1.4%	61 2.4%	31 0.5%	326 30.9%	68 2.1%	126 3.8%	35 4.6%	852 1.5%
Total	2,904 100.0%	1,733 100.0%	5,133 100.0%	5,305 100.0%	2,538 100.0%	5,843 100.0%	1,055 100.0%	3,163 100.0%	3,338 100.0%	765 100.0%	57,377 100.0%
Average Sales Price	\$250,082		\$202,869	\$278,320	\$351,272	\$248,609	\$915,691	\$325,098	\$424,734	\$511,718	\$265,623

Homes Sold January 1, 2008 - December 31, 2008

Price Range	South Cherokee	South Forsyth	South Gwinnett	North Gwinnett	East Cobb	West Cobb	Buckhead / N. Atlanta	North Dekalb	North Fulton	Dunwoody / Sandy Springs	Total FMLS
<\$150k	476 16.4%	62 3.6%	1,601 31.2%	649 12.2%	26 1.0%	1,468 25.1%	1 0.1%	701 22.2%	46 1.4%	2 0.3%	18,428 32.1%
\$150k-\$250k	915 31.5%	466 26.9%	1,665 32.4%	1,758 33.1%	649 25.6%	1,625 27.8%	5 0.5%	556 17.6%	590 17.7%	26 3.4%	14,074 24.5%
\$250k-\$350k	349 12.0%	485 28.0%	353 6.9%	761 14.3%	397 15.6%	665 11.4%	44 4.2%	634 20.0%	581 17.4%	125 16.3%	6,427 11.2%
\$350k-\$500k	183 6.3%	306 17.7%	122 2.4%	433 8.2%	246 9.7%	399 6.8%	161 15.3%	443 14.0%	581 17.4%	219 28.6%	4,124 7.2%
\$500k-\$1Million	85 2.9%	240 13.8%	37 0.7%	193 3.6%	262 10.3%	224 3.8%	320 30.3%	329 10.4%	520 15.6%	170 22.2%	2,878 5.0%
>\$1Million	3 0.1%	12 0.7%	0 0.0%	50 0.9%	45 1.8%	14 0.2%	222 21.0%	40 1.3%	76 2.3%	25 3.3%	557 1.0%
Total	2,011 69.2%	1,571 90.7%	3,778 73.6%	3,844 72.5%	1,625 64.0%	4,395 75.2%	753 71.4%	2,703 85.5%	2,394 71.7%	567 74.1%	46,488 81.0%
Average Sales Price	\$231,959	\$346,596	\$176,878	\$267,645	\$334,207	\$223,225	\$925,159	\$295,094	\$421,234	\$490,551	\$229,695

Homes Currently on the Market January 4, 2008

Price Range	South Cherokee	South Forsyth	South Gwinnett	North Gwinnett	East Cobb	West Cobb	Buckhead / N. Atlanta	North Dekalb	North Fulton	Dunwoody / Sandy Springs	Total FMLS
<\$150k	149 7.4%	10 0.6%	776 20.5%	263 6.8%	82 5.0%	867 19.7%	7 0.9%	438 16.2%	11 0.5%	1 0.2%	11,906 25.6%
\$150k-\$250k	793 39.4%	170 10.8%	2,133 56.5%	1,477 38.4%	385 23.7%	1,708 38.9%	2 0.3%	396 14.7%	239 10.0%	15 2.6%	16,090 34.6%
\$250k-\$350k	469 23.3%	346 22.0%	954 25.3%	999 26.0%	299 18.4%	707 16.1%	25 3.3%	418 15.5%	342 14.3%	60 10.6%	8,879 19.1%
\$350k-\$500k	397 19.7%	282 18.0%	395 10.5%	627 16.3%	253 15.6%	666 15.2%	109 14.5%	335 12.4%	465 19.4%	131 23.1%	6,729 14.5%
\$500k-\$1Million	330 16.4%	358 22.8%	226 6.0%	561 14.6%	372 22.9%	660 15.0%	316 42.0%	515 19.1%	734 30.7%	249 43.9%	6,415 13.8%
>\$1Million	50 2.5%	63 4.0%	13 0.3%	195 5.1%	103 6.3%	114 2.6%	512 68.0%	116 4.3%	327 13.7%	81 14.3%	2,055 4.4%
Total	2,188 108.8%	1,229 78.2%	4,497 119.0%	4,122 107.2%	1,494 91.9%	4,722 107.4%	971 129.0%	2,218 82.1%	2,118 88.5%	537 94.7%	52,074 112.0%
Average Listing Price	\$360,115	\$489,589	\$248,649	\$395,301	\$479,765	\$328,511	\$1,506,803	\$415,253	\$691,572	\$724,552	\$349,786

Homes Currently on the Market January 5, 2009

Price Range	South Cherokee	South Forsyth	South Gwinnett	North Gwinnett	East Cobb	West Cobb	Buckhead / N. Atlanta	North Dekalb	North Fulton	Dunwoody / Sandy Springs	Total FMLS
<\$150k	239 11.9%	40 2.5%	1,172 31.0%	460 12.0%	81 5.0%	991 22.5%	0 0.0%	406 15.0%	23 1.0%	0 0.0%	12,043 25.9%
\$150k-\$250k	799 39.7%	236 15.0%	1,735 45.9%	1,391 36.2%	388 23.9%	1,320 30.0%	5 0.7%	319 11.8%	278 11.6%	9 1.6%	12,956 27.9%
\$250k-\$350k	425 21.1%	288 18.3%	500 13.2%	740 19.3%	307 18.9%	618 14.1%	30 4.0%	377 13.9%	363 15.2%	67 11.8%	6,876 14.8%
\$350k-\$500k	340 16.9%	303 19.3%	323 8.5%	550 14.3%	258 15.9%	637 14.5%	152 20.2%	302 11.2%	462 19.3%	178 31.4%	5,819 12.5%
\$500k-\$1Million	241 12.0%	324 20.6%	141 3.7%	391 10.2%	339 20.9%	516 11.7%	404 53.7%	412 15.2%	725 30.3%	218 38.4%	5,353 11.5%
>\$1Million	57 2.8%	57 3.6%	7 0.2%	208 5.4%	103 6.3%	89 2.0%	526 69.9%	76 2.8%	273 11.4%	69 12.2%	1,906 4.1%
Total	2,101 104.5%	1,248 79.4%	3,878 102.6%	3,740 97.3%	1,476 90.8%	4,171 94.9%	1,117 148.3%	1,892 70.0%	2,124 88.7%	541 95.4%	44,953 96.7%
Average Listing Price	\$339,821	\$509,053	\$222,455	\$382,537	\$466,808	\$310,757	\$1,458,181	\$395,596	\$661,061	\$672,984	\$349,882

Months Supply of Homes - December 31, 2007

Price Range	South Cherokee	South Forsyth	South Gwinnett	North Gwinnett	East Cobb	West Cobb	Buckhead / N. Atlanta	North Dekalb	North Fulton	Dunwoody / Sandy Springs	Total FMLS
<\$150k	3.8	4.0	6.9	5.9	5.5	7.4	12.0	8.9	3.8	12.0	9.2
\$150k-\$250k	6.5	4.7	9.3	6.8	5.2	8.4	2.7	6.3	3.7	9.5	9.2
\$250k-\$350k	10.4	7.0	16.4	10.2	6.0	9.3	3.8	6.2	4.9	4.3	11.1
\$350k-\$500k	16.7	9.2	17.8	12.0	7.3	12.5	6.7	7.7	6.9	5.6	13.0
\$500k-\$1Million	27.5	15.1	38.7	23.1	11.6	19.8	8.6	14.8	11.7	11.6	17.7
>\$1Million	50.0	44.5	NA	31.6	20.3	44.1	18.8	20.5	31.1	27.8	28.9
Total	9.0	8.5	10.5	9.3	7.1	9.7	11.0	8.4	7.6	8.4	10.9

Months Supply of Homes - December 31, 2008

Price Range	South Cherokee	South Forsyth	South Gwinnett	North Gwinnett	East Cobb	West Cobb	Buckhead / N. Atlanta	North Dekalb	North Fulton	Dunwoody / Sandy Springs	Total FMLS
<\$150k	6.0	7.7	8.8	8.5	37.4	8.1	0.0	7.0	6.0	0.0	7.8
\$150k-\$250k	10.5	6.1	12.5	9.5	7.2	9.7	12.0	6.9	5.7	4.2	11.0
\$250k-\$350k	14.6	7.1	17.0	11.7	9.3	11.2	8.2	7.1	7.5	6.4	12.8
\$350k-\$500k	22.3	11.9	31.8	15.2	12.6	19.2	11.3	8.2	9.5	9.8	16.9
\$500k-\$1Million	34.0	16.2	45.7	24.3	15.5	27.6	15.2	15.0	16.7	15.4	22.3
>\$1Million	228.0	57.0	NA	49.9	27.5	76.3	28.4	22.8	43.1	33.1	41.1
Total	12.5	9.5	12.3	11.7	10.9	11.4	17.8	8.4	10.6	11.4	11.6

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