

**Metro Atlanta Housing Market Statistics - Single Family Detached
Comparison - December 31, 2009 - December 31, 2008 - December 31, 2007 - \$Million+**

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 Metro Atlanta
\$1 Million - \$2 Million	11 91.7%	17 100.0%	0 0.0%	62 83.8%	57 93.4%	31 100.0%	256 78.5%	66 97.1%	116 92.1%	32 91.4%	742 87.1%
\$2 Million - \$3 Million	1 8.3%	0 0.0%	0 0.0%	11 14.9%	4 6.6%	0 0.0%	55 16.9%	2 2.9%	7 5.6%	2 5.7%	87 10.2%
\$3 Million - \$5 Million	0 0.0%	0 0.0%	0 0.0%	1 1.4%	0 0.0%	0 0.0%	10 3.1%	0 0.0%	3 2.4%	1 2.9%	17 2.0%
>\$5 Million	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	5 1.5%	0 0.0%	0 0.0%	0 0.0%	6 0.7%
Total	12 100.0%	17 100.0%	0 0.0%	74 100.0%	61 100.0%	31 100.0%	326 100.0%	68 100.0%	126 100.0%	35 100.0%	852 100.0%

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 Metro Atlanta
\$1 Million - \$2 Million	3 100.0%	11 91.7%	0 0.0%	41 82.0%	41 91.1%	13 92.9%	169 76.1%	39 97.5%	66 86.8%	24 96.0%	469 84.2%
\$2 Million - \$3 Million	0 0.0%	1 8.3%	0 0.0%	6 12.0%	4 8.9%	1 7.1%	38 17.1%	1 2.5%	6 7.9%	0 0.0%	63 11.3%
\$3 Million - \$5 Million	0 0.0%	0 0.0%	0 0.0%	2 4.0%	0 0.0%	0 0.0%	13 5.9%	0 0.0%	3 3.9%	1 4.0%	21 3.8%
>\$5 Million	0 0.0%	0 0.0%	0 0.0%	1 2.0%	0 0.0%	0 0.0%	2 0.9%	0 0.0%	1 1.3%	0 0.0%	4 0.7%
Total	3 100.0%	12 100.0%	0 0.0%	50 100.0%	45 100.0%	14 100.0%	222 100.0%	40 100.0%	76 100.0%	25 100.0%	557 100.0%

Homes Sold January 1, 2009 - December 31, 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 Metro Atlanta
\$1 Million - \$2 Million	6 100.0%	4 100.0%	0 0.0%	34 97.1%	20 100.0%	12 100.0%	147 86.0%	20 90.9%	44 91.7%	11 84.6%	343 88.9%
\$2 Million - \$3 Million	0 0.0%	0 0.0%	0 0.0%	1 2.9%	0 0.0%	0 0.0%	13 7.6%	2 9.1%	4 8.3%	2 15.4%	28 7.3%
\$3 Million - \$5 Million	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	9 5.3%	0 0.0%	0 0.0%	0 0.0%	13 3.4%
>\$5 Million	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	2 1.2%	0 0.0%	0 0.0%	0 0.0%	2 0.5%
Total	6 100.0%	4 100.0%	0 0.0%	35 100.0%	20 100.0%	12 100.0%	171 100.0%	22 100.0%	48 100.0%	13 100.0%	386 100.0%

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 Metro Atlanta
\$1 Million - \$2 Million	40 80.0%	50 79.4%	13 100.0%	158 81.0%	91 88.3%	101 89.4%	327 63.9%	107 92.2%	243 74.3%	65 80.2%	1,563 76.1%
\$2 Million - \$3 Million	9 18.0%	12 19.0%	0 0.0%	22 11.3%	9 8.7%	11 9.7%	101 19.7%	7 6.0%	51 15.6%	8 9.9%	306 14.9%
\$3 Million - \$5 Million	1 2.0%	1 1.6%	0 0.0%	10 5.1%	2 1.9%	1 0.9%	60 11.7%	1 0.9%	29 8.9%	7 8.6%	131 6.4%
>\$5 Million	0 0.0%	0 0.0%	0 0.0%	5 2.6%	1 1.0%	0 0.0%	24 4.7%	1 0.9%	4 1.2%	1 1.2%	55 2.7%
Total	50 100.0%	63 100.0%	13 100.0%	195 100.0%	103 100.0%	113 100.0%	512 100.0%	116 100.0%	327 100.0%	81 100.0%	2,055 100.0%

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 Metro Atlanta
\$1 Million - \$2 Million	49 86.0%	42 73.7%	6 85.7%	157 75.5%	92 89.3%	80 89.9%	330 62.7%	67 88.2%	196 71.8%	60 87.0%	1,412 74.1%
\$2 Million - \$3 Million	4 7.0%	12 21.1%	0 0.0%	33 15.9%	7 6.8%	8 9.0%	94 17.9%	5 6.6%	48 17.6%	4 5.8%	285 15.0%
\$3 Million - \$5 Million	4 7.0%	1 1.8%	0 0.0%	15 7.2%	2 1.9%	1 1.1%	64 12.2%	3 3.9%	24 8.8%	5 7.2%	143 7.5%
>\$5 Million	0 0.0%	2 3.5%	1 14.3%	3 1.4%	2 1.9%	0 0.0%	38 7.2%	1 1.3%	5 1.8%	0 0.0%	66 3.5%
Total	57 100.0%	57 100.0%	7 100.0%	208 100.0%	103 100.0%	89 100.0%	526 100.0%	76 100.0%	273 100.0%	69 100.0%	1,906 100.0%

Homes Currently on the Market January 4, 2010

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 Metro Atlanta
\$1 Million - \$2 Million	18 62.1%	22 66.7%	3 100.0%	93 78.8%	70 89.7%	47 88.7%	235 58.5%	61 91.0%	123 68.3%	40 75.5%	999 70.4%
\$2 Million - \$3 Million	6 20.7%	8 24.2%	0 0.0%	16 13.6%	5 6.4%	4 7.5%	77 19.2%	4 6.0%	36 20.0%	9 17.0%	227 16.0%
\$3 Million - \$5 Million	5 17.2%	1 3.0%	0 0.0%	7 5.9%	1 1.3%	2 3.8%	65 16.2%	2 3.0%	17 9.4%	4 7.5%	139 9.8%
>\$5 Million	0 0.0%	2 6.1%	0 0.0%	2 1.7%	2 2.6%	0 0.0%	25 6.2%	0 0.0%	4 2.2%	0 0.0%	54 3.8%
Total	29 100.0%	33 100.0%	3 100.0%	118 100.0%	78 100.0%	53 100.0%	402 100.0%	67 100.0%	180 100.0%	53 100.0%	1,419 100.0%

**Metro Atlanta Housing Market Statistics - Single Family Detached
Comparison - December 31, 2009 - December 31, 2008 - December 31, 2007 - \$Million+**

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 Metro Atlanta
\$1 Million - \$2 Million	43.6	35.3	NA	30.6	19.2	39.1	15.3	19.5	25.1	24.4	25.3
\$2 Million - \$3 Million	108.0	NA	NA	24.0	27.0	NA	22.0	42.0	87.4	48.0	42.2
\$3 Million - \$5 Million	NA	NA	NA	120.0	NA	NA	72.0	NA	116.0	84.0	92.5
>\$5 Million	NA	NA	NA	NA	NA	NA	57.6	NA	NA	NA	110.0
Total	50.0	44.5	NA	20.3	43.7	18.8	20.5	31.1	27.8	28.9	



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 Metro Atlanta
\$1 Million - \$2 Million	196.0	45.8	NA	46.0	26.9	73.8	23.4	20.6	35.6	30.0	36.1
\$2 Million - \$3 Million	NA	144.0	NA	66.0	21.0	96.0	29.7	60.0	96.0	NA	54.3
\$3 Million - \$5 Million	NA	NA	NA	90.0	NA	NA	59.1	NA	96.0	60.0	81.7
>\$5 Million	NA	NA	NA	36.0	NA	NA	228.0	NA	60.0	NA	198.0
Total	228.0	57.0	NA	49.9	27.5	76.3	28.4	22.8	43.1	33.1	41.1

Months Supply of Homes - December 31, 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 Metro Atlanta
\$1 Million - \$2 Million	36.0	66.0	NA	32.8	42.0	47.0	19.2	36.6	33.5	43.6	35.0
\$2 Million - \$3 Million	NA	NA	NA	192.0	NA	NA	71.1	24.0	108.0	54.0	97.3
\$3 Million - \$5 Million	NA	NA	NA	NA	NA	NA	86.7	NA	NA	NA	128.3
>\$5 Million	NA	NA	NA	NA	NA	NA	150.0	NA	NA	NA	324.0
Total	58.0	99.0	NA	40.5	46.8	53.0	28.2	36.5	45.0	48.9	44.1

The data on this page relating to listings of real estate for sale comes from First Multiple Listing Service, Inc. Information is deemed reliable but is not guaranteed. This does not include For Sale by Owner including non-listed new construction.

Compiled by:

<http://www.ostenson.com>
info@ostenson.com
 (678) 528-9510

Metro Atlanta Housing Market Statistics - Single Family Detached
Comparison - December 31, 2009 - December 31, 2008 - December 31, 2007 - \$Million+

Homes Sold - Compare 2009 to 2007 - 2 Yr

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 Metro Atlanta
\$1 Million - \$2 Million	-45.5%	-76.5%	NA	-45.2%	-64.9%	-61.3%	-42.6%	-69.7%	-62.1%	-65.6%	-53.8%
\$2 Million - \$3 Million	-100.0%	NA	NA	-90.9%	-100.0%	NA	-76.4%	0.0%	-42.9%	0.0%	-67.8%
\$3 Million - \$5 Million	NA	NA	NA	-100.0%	NA	NA	-10.0%	NA	-100.0%	-100.0%	-23.5%
>\$5 Million	NA	NA	NA	NA	NA	NA	-60.0%	NA	NA	NA	-66.7%
Total	-50.0%	-76.5%	NA	-52.7%	-67.2%	-61.3%	-47.5%	-67.6%	-61.9%	-62.9%	-54.7%

Homes Sold - Compare 2009 to 2008 - 1 Yr

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 Metro Atlanta
\$1 Million - \$2 Million	100.0%	-63.6%	NA	-17.1%	-51.2%	-7.7%	-13.0%	-48.7%	-33.3%	-54.2%	-26.9%
\$2 Million - \$3 Million	NA	-100.0%	NA	-83.3%	-100.0%	-100.0%	-65.8%	100.0%	-33.3%	NA	-55.6%
\$3 Million - \$5 Million	NA	NA	NA	-100.0%	NA	NA	-30.8%	NA	-100.0%	-100.0%	-38.1%
>\$5 Million	NA	NA	NA	-100.0%	NA	NA	0.0%	NA	-100.0%	NA	-50.0%
Total	100.0%	-66.7%	NA	-30.0%	-55.6%	-14.3%	-23.0%	-45.0%	-36.8%	-48.0%	-30.7%

Hot Homes Currently on the Market - Compare 2009 to 2007 - 2 Yr

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 Metro Atlanta
\$1 Million - \$2 Million	-55.0%	-56.0%	-76.9%	-41.1%	-23.1%	-53.5%	-28.1%	-43.0%	-49.4%	-38.5%	-36.1%
\$2 Million - \$3 Million	-33.3%	-33.3%	NA	-27.3%	-44.4%	-63.6%	-23.8%	-42.9%	-29.4%	12.5%	-25.8%
\$3 Million - \$5 Million	400.0%	0.0%	NA	-30.0%	-50.0%	100.0%	8.3%	100.0%	-41.4%	-42.9%	6.1%
>\$5 Million	NA	NA	NA	-60.0%	100.0%	NA	4.2%	-100.0%	0.0%	-100.0%	-1.8%
Total	-42.0%	-47.6%	-76.9%	-39.5%	-24.3%	-53.1%	-21.5%	-42.2%	-45.0%	-34.6%	-30.9%

Homes Currently on the Market - Compare 2009 to 2008 - 1 Yr

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 Metro Atlanta
\$1 Million - \$2 Million	-63.3%	-47.6%	-50.0%	-40.8%	-23.9%	-41.3%	-28.8%	-9.0%	-37.2%	-33.3%	-29.2%
\$2 Million - \$3 Million	50.0%	-33.3%	NA	-51.5%	-28.6%	-50.0%	-18.1%	-20.0%	-25.0%	125.0%	-20.4%
\$3 Million - \$5 Million	25.0%	0.0%	NA	-53.3%	-50.0%	100.0%	1.6%	-33.3%	-29.2%	-20.0%	-2.8%
>\$5 Million	NA	0.0%	-100.0%	-33.3%	0.0%	NA	-34.2%	-100.0%	-20.0%	NA	-18.2%
Total	-49.1%	-42.1%	-57.1%	-43.3%	-24.3%	-40.4%	-23.6%	-11.8%	-34.1%	-23.2%	-25.6%

Month's Supply of Homes - Compare 2009 to 2007 - 2 Yr

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 Metro Atlanta
\$1 Million - \$2 Million	-17.5%	87.0%	NA	7.3%	119.2%	20.2%	25.2%	88.1%	33.4%	79.0%	38.3%
\$2 Million - \$3 Million	NA	NA	NA	700.0%	NA	NA	222.5%	-42.9%	23.5%	12.5%	130.5%
\$3 Million - \$5 Million	NA	NA	NA	NA	NA	NA	20.4%	NA	NA	NA	38.8%
>\$5 Million	NA	NA	NA	NA	NA	NA	160.4%	NA	NA	NA	194.5%
Total	16.0%	122.6%	NA	27.9%	131.0%	21.2%	49.7%	78.5%	44.5%	76.2%	52.4%

Month's Supply of Homes - Compare 2009 to 2008 - 1 Yr

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 Metro Atlanta
\$1 Million - \$2 Million	-81.6%	44.0%	NA	-28.6%	56.0%	-36.4%	-18.1%	77.5%	-5.9%	45.5%	-3.3%
\$2 Million - \$3 Million	NA	NA	NA	190.9%	NA	NA	139.4%	-60.0%	12.5%	NA	79.2%
\$3 Million - \$5 Million	NA	NA	NA	NA	NA	NA	46.7%	NA	NA	NA	57.0%
>\$5 Million	NA	NA	NA	NA	NA	NA	-34.2%	NA	NA	NA	63.6%
Total	-74.6%	73.7%	NA	-19.0%	70.4%	-30.5%	-0.8%	60.3%	4.4%	47.7%	7.4%

The data on this page relating to listings of real estate for sale comes from First Multiple Listing Service, Inc. Information is deemed reliable but is not guaranteed. This does not include For Sale by Owner including non-listed new construction.

Compiled by:



<http://www.ostenson.com>
info@ostenson.com
 (678) 528-9510