

Atlanta Housing Market Statistics

As Of
12/31/11

	N Dekalb (Not Including Dunwoody)	Buckhead & Sandy Springs ITP	West Cobb Including Vinings	East Cobb	Sandy Springs OTP and Dunwoody	North Fulton North of the River	Forsyth County East of 400	Forsyth County West of 400	North Gwinnett (North of I-85)	South Gwinnett (South of I-85)	South Cherokee	North Metro Atlanta	All of Metro Atlanta
Average Price 12/31/11	243,495	802,774	158,930	271,078	406,362	362,610	283,245	217,577	200,078	119,523	179,517	225,082	176,121
Price Change Since last qtr	-2.0%	-2.5%	-4.9%	-2.1%	0.5%	0.0%	-1.6%	-0.9%	-3.7%	-3.3%	-0.7%	-3.5%	-4.0%
1 Yr	-4.7%	4.5%	-15.6%	-8.2%	-5.4%	-2.6%	-8.5%	-9.3%	-18.4%	-17.5%	-11.2%	-11.1%	-12.1%
2 Yr	-1.9%	0.3%	-18.3%	-11.3%	-8.8%	-4.3%	-12.3%	-15.2%	-18.4%	-23.0%	-15.9%	-10.5%	-10.9%
3 Yr	-17.4%	-12.4%	-28.8%	-18.9%	-17.3%	-14.0%	-19.8%	-26.2%	-33.0%	-36.9%	-22.7%	-22.9%	-23.6%
5 Yr	-21.7%	-7.1%	-35.5%	-16.1%	-19.6%	-11.4%	-21.2%	-25.4%	-32.3%	-42.7%	-27.8%	-25.1%	-32.4%
10 Yr	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Price Index (Base Yr 3/1/02) 12/31/11	0.971	1.323	0.807	1.070	1.047	1.137	1.034	1.035	0.902	0.692	0.900	0.920	0.791
Average	1.105	1.285	1.088	1.186	1.156	1.183	1.182	1.230	1.176	1.044	1.107	1.110	1.036
Number of Units Sold Price Pt <\$160k	929	16	3,092	707	37	325	334	404	1,377	5,361	1,246	14,458	30,476
\$160k-\$250k	455	26	945	484	100	568	364	433	739	952	592	5,898	8,171
\$250k-\$300k	230	47	269	181	82	288	161	162	211	203	164	2,106	2,657
\$300k-\$500k	528	220	545	480	291	846	392	182	293	237	253	4,537	5,250
\$500k-\$1Million	192	332	108	221	138	446	140	28	104	30	47	1,994	2,141
>\$1Million	23	184	5	14	14	50	8	0	29	2	5	368	379
Total	2,357	825	4,964	2,087	662	2,523	1,399	1,209	2,753	6,785	2,307	29,361	49,074
Pct of Units Sold Price Pt <\$160k	39.4%	1.9%	62.3%	33.9%	5.6%	12.9%	23.9%	33.4%	50.0%	79.0%	54.0%	49.2%	62.1%
\$160k-\$250k	19.3%	3.2%	19.0%	23.2%	15.1%	22.5%	26.0%	35.8%	26.8%	14.0%	25.7%	20.1%	16.7%
\$250k-\$300k	9.8%	5.7%	5.4%	8.7%	12.4%	11.4%	11.5%	13.4%	7.7%	3.0%	7.1%	7.2%	5.4%
\$300k-\$500k	22.4%	26.7%	11.0%	23.0%	44.0%	33.5%	28.0%	15.1%	10.6%	3.5%	11.0%	15.5%	10.7%
\$500k-\$1Million	8.1%	40.2%	2.2%	10.6%	20.8%	17.7%	10.0%	2.3%	3.8%	0.4%	2.0%	6.8%	4.4%
>\$1Million	1.0%	22.3%	0.1%	0.7%	2.1%	2.0%	0.6%	0.0%	1.1%	0.0%	0.2%	1.3%	0.8%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Current Inventory by Price Point <\$160k	364	1	1,204	222	7	101	113	133	393	1,830	438	5,077	11,745
\$160k-\$250k	286	8	502	271	40	275	151	219	365	597	262	3,058	4,808
\$250k-\$300k	134	11	194	117	49	142	91	75	120	174	112	1,269	1,942
\$300k-\$500k	246	120	344	221	151	420	208	117	180	185	176	2,479	3,530
\$500k-\$1Million	142	205	119	139	128	254	121	30	104	38	75	1,466	1,956
>\$1Million	30	238	36	42	29	127	28	6	82	3	16	684	849
Total	1,202	583	2,399	1,012	404	1,319	712	580	1,244	2,827	1,079	14,033	24,830
Months Supply of Inventory by Price Point <\$160k	4.7	0.8	4.7	3.8	2.3	3.7	4.1	4.0	3.4	4.1	4.2	4.2	4.6
\$160k-\$250k	7.5	3.7	6.4	6.7	4.8	5.8	5.0	6.1	5.9	7.5	5.3	6.2	7.1
\$250k-\$300k	7.0	2.8	8.7	7.8	7.2	5.9	6.8	5.6	6.8	10.3	8.2	7.2	8.8
\$300k-\$500k	5.6	6.5	7.6	5.5	6.2	6.0	6.4	7.7	7.4	9.4	8.3	6.6	8.1
\$500k-\$1Million	8.9	7.4	13.2	7.5	11.1	6.8	10.4	12.9	12.0	15.2	19.1	8.8	11.0
>\$1Million	15.7	15.5	86.4	36.0	24.9	30.5	42.0	0.0	33.9	18.0	38.4	22.3	26.9
Total	6.1	8.5	5.8	5.8	7.3	6.3	6.1	5.8	5.4	5.0	5.6	5.7	6.1

Compiled by:



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