

Metro Atlanta Housing Market Statistics - Single Family Detached 2008 - Quarterly

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	23.7%	62	3.9%	1,601	42.4%	649	16.9%	26	1.6%	1,468	33.4%	1	0.1%	701	25.9%	46	1.9%	2	0.4%	18,428	39.6%
\$150k-\$250k	915	45.5%	466	29.7%	1,665	44.1%	1,758	45.7%	649	39.9%	1,625	37.0%	5	0.7%	556	20.6%	590	24.6%	26	4.6%	14,074	30.3%
\$250k-\$350k	349	17.4%	485	30.9%	353	9.3%	761	19.8%	397	24.4%	665	15.1%	44	5.8%	634	23.5%	581	24.3%	125	22.0%	6,427	13.8%
\$350k-\$500k	183	9.1%	306	19.5%	122	3.2%	433	11.3%	246	15.1%	399	9.1%	161	21.4%	443	16.4%	581	24.3%	219	38.6%	4,124	8.9%
\$500k-\$1Million	85	4.2%	240	15.3%	37	1.0%	193	5.0%	262	16.1%	224	5.1%	320	42.5%	329	12.2%	520	21.7%	170	30.0%	2,878	6.2%
>\$1Million	3	0.1%	12	0.8%	0	0.0%	50	1.3%	45	2.8%	14	0.3%	222	29.5%	40	1.5%	76	3.2%	25	4.4%	557	1.2%
Total	2,011	100.0%	1,571	100.0%	3,778	100.0%	3,844	100.0%	1,625	100.0%	4,395	100.0%	753	100.0%	2,703	100.0%	2,394	100.0%	567	100.0%	46,488	100.0%
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 Sold October 1, 2007 - September 30, 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	466	23.2%	75	4.8%	1,497	39.6%	564	14.7%	212	13.0%	1,371	31.2%	2	0.3%	651	24.1%	51	2.1%	2	0.4%	17,337	37.3%
\$150k-\$250k	1,034	51.4%	460	29.3%	1,866	49.4%	1,951	50.8%	679	41.8%	1,082	24.6%	5	0.7%	588	21.8%	631	26.4%	20	3.5%	15,592	33.5%
\$250k-\$350k	389	19.3%	516	32.8%	438	11.6%	849	22.1%	443	27.3%	726	16.5%	61	8.1%	673	24.9%	632	26.4%	129	22.8%	7,132	15.3%
\$350k-\$500k	201	10.0%	324	20.6%	133	3.5%	462	12.0%	284	17.5%	436	9.9%	166	22.0%	460	17.0%	592	24.7%	223	39.3%	4,447	9.6%
\$500k-\$1Million	102	5.1%	250	15.9%	41	1.1%	205	5.3%	280	17.2%	270	6.1%	349	46.3%	350	12.9%	554	23.1%	181	31.9%	3,166	6.8%
>\$1Million	5	0.2%	13	0.8%	0	0.0%	50	1.3%	49	3.0%	21	0.5%	246	32.7%	50	1.8%	76	3.2%	28	4.9%	610	1.3%
Total	2,197	109.2%	1,638	104.3%	3,975	105.2%	4,081	106.2%	1,947	119.8%	3,906	88.9%	829	110.1%	2,772	102.6%	2,536	105.9%	583	102.8%	48,284	103.9%
Average Sales Price	\$237,565		\$347,591		\$184,088		\$268,917		\$334,565		\$233,717		\$915,815		\$306,893		\$415,628		\$495,264		\$239,321	

Homes Sold - July 1, 2007 - June 30, 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	449	22.3%	21	1.3%	1,310	34.7%	501	13.0%	177	10.9%	1,317	30.0%	5	0.7%	605	22.4%	48	2.0%	1	0.2%	15,820	34.0%
\$150k-\$250k	1,172	58.3%	386	24.6%	2,136	56.5%	2,065	53.7%	703	43.3%	1,947	44.3%	2	0.3%	627	23.2%	672	28.1%	22	3.9%	16,914	36.4%
\$250k-\$350k	426	21.2%	507	32.3%	540	14.3%	942	24.5%	495	30.5%	796	18.1%	59	7.8%	700	25.9%	671	28.0%	135	23.8%	7,826	16.8%
\$350k-\$500k	238	11.8%	320	20.4%	187	4.9%	519	13.5%	329	20.2%	511	11.6%	166	22.0%	450	16.6%	647	27.0%	216	38.1%	5,000	10.8%
\$500k-\$1Million	122	6.1%	242	15.4%	50	1.3%	240	6.2%	306	18.8%	321	7.3%	377	50.1%	364	13.5%	613	25.6%	194	34.2%	3,544	7.6%
>\$1Million	7	0.3%	12	0.8%	0	0.0%	54	1.4%	55	3.4%	21	0.5%	272	36.1%	51	1.9%	91	3.8%	28	4.9%	677	1.5%
Total	2,414	120.0%	1,488	94.7%	4,223	111.8%	4,321	112.4%	2,065	127.1%	4,913	111.8%	881	117.0%	2,797	103.5%	2,742	114.5%	596	105.1%	49,781	107.1%
Average Sales Price	\$244,978		\$361,450		\$194,609		\$274,843		\$346,672		\$241,791		\$935,427		\$313,726		\$420,874		\$500,611		\$252,062	

Homes Sold - April 1, 2007 - March 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	444	22.1%	23	1.5%	1,289	34.1%	468	12.2%	191	11.8%	1,358	30.9%	7	0.9%	575	21.3%	38	1.6%	1	0.2%	15,466	33.3%
\$150k-\$250k	1,341	66.7%	393	25.0%	2,494	66.0%	2,351	61.2%	824	50.7%	2,257	51.4%	5	0.7%	694	25.7%	705	29.4%	21	3.7%	19,236	41.4%
\$250k-\$350k	503	25.0%	556	35.4%	630	16.7%	1,057	27.5%	561	34.5%	837	19.0%	72	9.6%	764	28.3%	758	31.7%	144	25.4%	8,782	18.9%
\$350k-\$500k	270	13.4%	356	22.7%	231	6.1%	566	14.7%	381	23.4%	568	12.9%	184	24.4%	480	17.8%	744	31.1%	253	44.6%	5,653	12.2%
\$500k-\$1Million	138	6.9%	271	17.3%	62	1.6%	274	7.1%	366	22.5%	382	8.7%	388	51.5%	412	15.2%	703	29.4%	220	38.8%	4,042	8.7%
>\$1Million	11	0.5%	15	1.0%	0	0.0%	69	1.8%	63	3.9%	32	0.7%	315	41.8%	64	2.4%	108	4.5%	29	5.1%	808	1.7%
Total	2,707	134.6%	1,614	102.7%	4,706	124.6%	4,785	124.5%	2,386	146.8%	5,434	123.6%	971	129.0%	2,989	110.6%	3,056	127.7%	668	117.8%	53,987	116.1%
Average Sales Price	\$251,074		\$367,372		\$200,683		\$280,295		\$353,148		\$246,840		\$954,751		\$326,601		\$427,454		\$502,313		\$262,028	

Metro Atlanta Housing Market Statistics - Single Family Detached 2008 - Quarterly

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	10.9%	40	2.4%	1,172	29.5%	460	11.3%	81	4.2%	991	25.4%	0	0.0%	406	14.6%	23	0.9%	0	0.0%	12,043	24.9%
\$150k-\$250k	799	36.4%	236	14.4%	1,735	43.6%	1,391	34.1%	388	19.9%	1,320	33.8%	5	0.6%	319	11.5%	278	11.0%	9	1.5%	12,956	26.8%
\$250k-\$350k	425	19.3%	288	17.6%	500	12.6%	740	18.1%	307	15.8%	618	15.8%	30	3.6%	377	13.6%	363	14.3%	67	11.5%	6,876	14.2%
\$350k-\$500k	340	15.5%	303	18.5%	323	8.1%	550	13.5%	258	13.3%	637	16.3%	152	18.3%	302	10.9%	462	18.2%	178	30.5%	5,819	12.1%
\$500k-\$1Million	241	11.0%	324	19.8%	141	3.5%	391	9.6%	339	17.4%	516	13.2%	404	48.7%	412	14.9%	725	28.6%	218	37.4%	5,353	11.1%
>\$1Million	57	2.6%	57	3.5%	7	0.2%	208	5.1%	103	5.3%	89	2.3%	526	63.4%	76	2.7%	273	10.8%	69	11.8%	1,906	3.9%
Total	2,101	95.6%	1,248	76.2%	3,878	97.6%	3,740	91.6%	1,476	75.8%	4,171	106.8%	1,117	134.7%	1,892	68.3%	2,124	83.8%	541	92.8%	44,953	93.1%
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	

Homes Currently on the Market October 6, 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	Total FMLS
<\$150k	231	10.5%	15	0.9%	1,104	27.8%	393	9.6%	63	3.2%	1,036	26.5%	0	0.0%	454	16.4%	13	0.5%	3	0.5%	12,816	26.5%
\$150k-\$250k	899	40.9%	232	14.2%	2,242	56.4%	1,717	42.1%	469	24.1%	1,545	39.6%	1	0.1%	382	13.8%	304	12.0%	10	1.7%	15,867	32.9%
\$250k-\$350k	496	22.6%	365	22.3%	722	18.2%	994	24.4%	366	18.8%	772	19.8%	27	3.3%	458	16.5%	437	17.2%	81	13.9%	8,697	18.0%
\$350k-\$500k	400	18.2%	316	19.3%	388	9.8%	647	15.9%	331	17.0%	740	18.9%	157	18.9%	356	12.8%	555	21.9%	201	34.5%	6,937	14.4%
\$500k-\$1Million	304	13.8%	380	23.2%	176	4.4%	485	11.9%	398	20.4%	656	16.8%	448	54.0%	481	17.4%	869	34.3%	286	49.1%	6,604	13.7%
>\$1Million	64	2.9%	54	3.3%	5	0.1%	224	5.5%	130	6.7%	119	3.0%	605	73.0%	89	3.2%	313	12.3%	78	13.4%	2,218	4.6%
Total	2,394	109.0%	1,362	83.2%	4,637	116.7%	4,460	109.3%	1,757	90.2%	4,868	124.6%	1,238	149.3%	2,220	80.1%	2,491	98.2%	659	113.0%	53,139	110.1%
Average Listing Price	\$352,984		\$508,414		\$229,376		\$384,670		\$475,401		\$323,201		\$1,452,844		\$394,194		\$655,465		\$677,619		\$353,516	

Homes Currently on the Market July 5, 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	Total FMLS
<\$150k	210	9.6%	19	1.2%	1,038	26.1%	351	8.6%	73	3.7%	1,002	25.7%	2	0.2%	486	17.5%	13	0.5%	1	0.2%	13,103	27.1%
\$150k-\$250k	998	45.4%	206	12.6%	2,424	61.0%	1,847	45.3%	485	24.9%	1,767	45.2%	5	0.6%	404	14.6%	320	12.6%	10	1.7%	17,300	35.8%
\$250k-\$350k	555	25.3%	350	21.4%	901	22.7%	1,153	28.3%	384	19.7%	882	22.6%	27	3.3%	487	17.6%	526	20.7%	93	16.0%	9,760	20.2%
\$350k-\$500k	442	20.1%	314	19.2%	439	11.0%	679	16.6%	346	17.8%	806	20.6%	145	17.5%	416	15.0%	634	25.0%	214	36.7%	7,648	15.8%
\$500k-\$1Million	329	15.0%	361	22.0%	212	5.3%	547	13.4%	451	23.2%	721	18.5%	465	56.1%	563	20.3%	933	36.8%	322	55.2%	7,304	15.1%
>\$1Million	71	3.2%	55	3.4%	7	0.2%	231	5.7%	130	6.7%	111	2.8%	658	79.4%	119	4.3%	370	14.6%	85	14.6%	2,423	5.0%
Total	2,605	118.6%	1,305	79.7%	5,021	126.3%	4,808	117.8%	1,869	96.0%	5,289	135.4%	1,302	157.1%	2,475	89.3%	2,796	110.3%	725	124.4%	57,538	119.2%
Average Listing Price	\$352,878		\$513,240		\$237,179		\$381,948		\$476,717		\$323,741		\$1,494,975		\$408,287		\$654,530		\$676,159		\$357,141	

Homes Currently on the Market April 7, 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	Total FMLS
<\$150k	197	9.0%	16	1.0%	939	23.6%	320	7.8%	71	3.6%	941	24.1%	4	0.5%	441	15.9%	7	0.3%	0	0.0%	12,724	26.4%
\$150k-\$250k	939	42.7%	221	13.5%	2,407	60.6%	1,702	41.7%	445	22.9%	1,709	43.8%	1	0.1%	422	15.2%	248	9.8%	16	2.7%	17,200	35.6%
\$250k-\$350k	505	23.0%	395	24.1%	950	23.9%	1,159	28.4%	334	17.2%	837	21.4%	19	2.3%	467	16.8%	480	18.9%	68	11.7%	9,734	20.2%
\$350k-\$500k	417	19.0%	343	20.9%	433	10.9%	685	16.8%	304	15.6%	762	19.5%	131	15.8%	411	14.8%	563	22.2%	200	34.3%	7,413	15.4%
\$500k-\$1Million	349	15.9%	371	22.6%	229	5.8%	573	14.0%	432	22.2%	711	18.2%	421	50.8%	570	20.6%	887	35.0%	324	55.6%	7,154	14.8%
>\$1Million	71	3.2%	69	4.2%	10	0.3%	239	5.9%	114	5.9%	113	2.9%	623	75.2%	124	4.5%	344	13.6%	100	17.2%	2,332	4.8%
Total	2,478	112.8%	1,415	86.4%	4,968	125.0%	4,678	114.6%	1,700	87.3%	5,073	129.9%	1,199	144.6%	2,435	87.8%	2,529	99.7%	708	121.4%	56,557	117.1%
Average Listing Price	\$361,366		\$485,972		\$242,471		\$392,076		\$486,328		\$329,164		\$1,479,811		\$419,178		\$677,596		\$709,024		\$356,142	

Metro Atlanta Housing Market Statistics - Single Family Detached 2008 - Quarterly

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	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	

Months Supply of Homes - September 30, 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	Total FMLS
<\$150k	5.9	2.4	8.8	8.4	3.6	9.1	0.0	8.4	3.1	18.0	8.9	
\$150k-\$250k	10.4	6.1	14.4	10.6	8.3	17.1	2.4	7.8	5.8	6.0	12.2	
\$250k-\$350k	15.3	8.5	19.8	14.0	9.9	12.8	5.3	8.2	8.3	7.5	14.6	
\$350k-\$500k	23.9	11.7	35.0	16.8	14.0	20.4	11.3	9.3	11.3	10.8	18.7	
\$500k-\$1Million	35.8	18.2	51.5	28.4	17.1	29.2	15.4	16.5	18.8	19.0	25.0	
>\$1Million	153.6	49.8	NA	53.8	31.8	68.0	29.5	21.4	49.4	33.4	43.6	
Total	13.1	10.0	14.0	13.1	10.8	15.0	17.9	9.6	11.8	13.6	13.2	

Months Supply of Homes - June 30, 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	Total FMLS
<\$150k	5.6	10.9	9.5	8.4	4.9	9.1	4.8	9.6	3.3	12.0	9.9	
\$150k-\$250k	10.2	6.4	13.6	10.7	8.3	10.9	30.0	7.7	5.7	5.5	12.3	
\$250k-\$350k	15.6	8.3	20.0	14.7	9.3	13.3	5.5	8.3	9.4	8.3	15.0	
\$350k-\$500k	22.3	11.8	28.2	15.7	12.6	18.9	10.5	11.1	11.8	11.9	18.4	
\$500k-\$1Million	32.4	17.9	50.9	27.4	17.7	27.0	14.8	18.6	18.3	19.9	24.7	
>\$1Million	121.7	55.0	NA	51.3	28.4	63.4	29.0	28.0	48.8	36.4	42.9	
Total	12.9	10.5	14.3	13.4	10.9	12.9	17.7	10.6	12.2	14.6	13.9	

Months Supply of Homes - March 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	Total FMLS
<\$150k	5.3	8.3	8.7	8.2	4.5	8.3	6.9	9.2	2.2	0.0	9.9	
\$150k-\$250k	8.4	6.7	11.6	8.7	6.5	9.1	2.4	7.3	4.2	9.1	10.7	
\$250k-\$350k	12.0	8.5	18.1	13.2	7.1	12.0	3.2	7.3	7.6	5.7	13.3	
\$350k-\$500k	18.5	11.6	22.5	14.5	9.6	16.1	8.5	10.3	9.1	9.5	15.7	
\$500k-\$1Million	30.3	16.4	44.3	25.1	14.2	22.3	13.0	16.6	15.1	17.7	21.2	
>\$1Million	77.5	55.2	NA	41.6	21.7	42.4	23.7	23.3	38.2	41.4	34.6	
Total	11.0	10.5	12.7	11.7	8.5	11.2	14.8	9.8	9.9	12.7	12.6	

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.

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