

Metro Atlanta Housing Market Statistics - Single Family Detached October 1, 2007 - September 30, 2008

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	21.2%	75	4.6%	1,497	37.7%	564	13.8%	212	10.9%	1,371	35.1%	2	0.2%	651	23.5%	51	2.0%	2	0.3%	17,337	35.9%
\$150k-\$250k	1,034	47.1%	460	28.1%	1,866	46.9%	1,951	47.8%	679	34.9%	1,082	27.7%	5	0.6%	588	21.2%	631	24.9%	20	3.4%	15,592	32.3%
\$250k-\$350k	389	17.7%	516	31.5%	438	11.0%	849	20.8%	443	22.8%	726	18.6%	61	7.4%	673	24.3%	632	24.9%	129	22.1%	7,132	14.8%
\$350k-\$500k	201	9.1%	324	19.8%	133	3.3%	462	11.3%	284	14.6%	436	11.2%	166	20.0%	460	16.6%	592	23.3%	223	38.3%	4,447	9.2%
\$500k-\$1Million	102	4.6%	250	15.3%	41	1.0%	205	5.0%	280	14.4%	270	6.9%	349	42.1%	350	12.6%	554	21.8%	181	31.0%	3,166	6.6%
>\$1Million	5	0.2%	13	0.8%	0	0.0%	50	1.2%	49	2.5%	21	0.5%	246	29.7%	50	1.8%	76	3.0%	28	4.8%	610	1.3%
Total	2,197	100.0%	1,638	100.0%	3,975	100.0%	4,081	100.0%	1,947	100.0%	3,906	100.0%	829	100.0%	2,772	100.0%	2,536	100.0%	583	100.0%	48,284	100.0%
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 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	9.6%	15	1.1%	1,104	23.8%	393	8.8%	63	3.6%	1,036	21.3%	0	0.0%	454	20.5%	13	0.5%	3	0.5%	12,816	24.1%
\$150k-\$250k	899	37.6%	232	17.0%	2,242	48.4%	1,717	38.5%	469	26.7%	1,545	31.7%	1	0.1%	382	17.2%	304	12.2%	10	1.5%	15,867	29.9%
\$250k-\$350k	496	20.7%	365	26.8%	722	15.6%	994	22.3%	366	20.8%	772	15.9%	27	2.2%	458	20.6%	437	17.5%	81	12.3%	8,697	16.4%
\$350k-\$500k	400	16.7%	316	23.2%	388	8.4%	647	14.5%	331	18.8%	740	15.2%	157	12.7%	356	16.0%	555	22.3%	201	30.5%	6,937	13.1%
\$500k-\$1Million	304	12.7%	380	27.9%	176	3.8%	485	10.9%	398	22.7%	656	13.5%	448	36.2%	481	21.7%	869	34.9%	286	43.4%	6,604	12.4%
>\$1Million	64	2.7%	54	4.0%	5	0.1%	224	5.0%	130	7.4%	119	2.4%	605	48.9%	89	4.0%	313	12.6%	78	11.8%	2,218	4.2%
Total	2,394	100.0%	1,362	100.0%	4,637	100.0%	4,460	100.0%	1,757	100.0%	4,868	100.0%	1,238	100.0%	2,220	100.0%	2,491	100.0%	659	100.0%	53,139	100.0%
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	

Months Supply of Homes																						
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	

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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