

Metro Atlanta Housing Market Statistics - Single Family Detached January 1, 2008 - December 31, 2008

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 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	Total FMLS	
<\$150k	239 11.4%	40 3.2%	1,172 30.2%	460 12.3%	81 5.5%	991 23.8%	0 0.0%	406 21.5%	23 1.1%	0 0.0%	12,043	26.8%	
\$150k-\$250k	799 38.0%	236 18.9%	1,735 44.7%	1,391 37.2%	388 26.3%	1,320 31.6%	5 0.4%	319 16.9%	278 13.1%	9 1.7%	12,956	28.8%	
\$250k-\$350k	425 20.2%	288 23.1%	500 12.9%	740 19.8%	307 20.8%	618 14.8%	30 2.7%	377 19.9%	363 17.1%	67 12.4%	6,876	15.3%	
\$350k-\$500k	340 16.2%	303 24.3%	323 8.3%	550 14.7%	258 17.5%	637 15.3%	152 13.6%	302 16.0%	462 21.8%	178 32.9%	5,819	12.9%	
\$500k-\$1Million	241 11.5%	324 26.0%	141 3.6%	391 10.5%	339 23.0%	516 12.4%	404 36.2%	412 21.8%	725 34.1%	218 40.3%	5,353	11.9%	
>\$1Million	57 2.7%	57 4.6%	7 0.2%	208 5.6%	103 7.0%	89 2.1%	526 47.1%	76 4.0%	273 12.9%	69 12.8%	1,906	4.2%	
Total	2,101 100.0%	1,248 100.0%	3,878 100.0%	3,740 100.0%	1,476 100.0%	4,171 100.0%	1,117 100.0%	1,892 100.0%	2,124 100.0%	541 100.0%	44,953	100.0%	
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													
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		

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](http://www.ostenson.com)

info@ostenson.com

(678) 528-9510