



# Metro Market Overview - 2/27/2009



Provided by Keller Williams Realty

Condo/Townhome Residences - Metro Atlanta (36 FMLS Areas)

List Price	# Active	# Pending	Pending Ratio	Number Failed Last 6 Mos.	Number Closings Last 6 Mos.	Fore-closures % of Closings	Failed Listings %	Months Supply of Listings	Median* List Price	Median* Sale Price	Median* % S/L Price	Median* Days on Market
<\$100K	963	249	20.5%	796	545	45.3%	59.4%	10.6	\$77,900	\$64,900	85.1%	71
\$100K-\$149K	1,858	197	9.6%	1,837	728	22.8%	71.6%	15.3	\$135,784	\$123,000	92.5%	96
\$150K-\$199K	1,856	159	7.9%	2,013	682	14.5%	74.7%	16.3	\$181,900	\$168,000	93.8%	93
\$200K-\$299K	2,034	216	9.6%	2,150	654	10.9%	76.7%	18.7	\$251,900	\$230,000	92.0%	108
\$300K-\$399K	1,012	76	7.0%	997	178	8.4%	84.9%	34.1	\$354,900	\$325,000	92.7%	107
\$400K-\$499K	344	30	8.0%	395	61	3.3%	86.6%	33.8	\$464,900	\$430,000	93.8%	125
\$500K-\$749K	342	29	7.8%	331	36	5.6%	90.2%	57.0	\$570,900	\$526,950	93.8%	161
\$750K-\$999K	114	10	8.1%	114	7	0.0%	94.2%	97.7	\$799,900	\$738,954	91.2%	207
\$1.0M-\$1.499M	62	3	4.6%	51	4	0.0%	92.7%	93.0	\$1,182,950	\$1,172,500	95.1%	92
\$1.5M-\$1.999M	22	2	8.3%	12	2	0.0%	85.7%	66.0	\$1,881,500	\$1,989,551	104.7%	177
\$2.0M+	44	0	0.0%	20	3	0.0%	87.0%	88.0	\$2,695,000	\$2,695,000	100.0%	66
<b>TOTAL</b>	<b>8,651</b>	<b>971</b>	<b>10.1%</b>	<b>8,716</b>	<b>2,900</b>	<b>20.8%</b>	<b>75.0%</b>	<b>17.9</b>	<b>\$169,900</b>	<b>\$156,521</b>	<b>92.2%</b>	<b>93</b>

\*Median: Half are above and half are below this number

FMLS data for Condo/Townhome residence sales. Data is believed to be accurate but is not warranted. ChartMaster Services, LLC