



# Metro Market Overview - 7/30/2009



Provided by Keller Williams Realty

Single Family Detached Residences- Metro Atlanta (36 FMLS Areas)

| List Price      | Number Active | Number Pending | Pending Ratio | Number Failed Last 6 Mos. | Number Closings Last 6 Mos. | Fore-closures % of Closings | Failed Listings Percent | Months Supply of Listings | Median* Original List Price (Previous listing periods included) | Median* Sales Price | Median* % S/L Price (Previous Listing Periods Included) | Median* Days on Market (Previous Listing Periods Included) |
|-----------------|---------------|----------------|---------------|---------------------------|-----------------------------|-----------------------------|-------------------------|---------------------------|---|---------------------|---|--|
| <\$25K          | 271           | 276            | 50.5%         | 331                       | 1,059                       | 57.3%                       | 23.8%                   | 1.5                       | \$29,900  | \$15,000            | 43.7%   | 127  |
| \$25-\$49K      | 623           | 386            | 38.3%         | 501                       | 1,351                       | 57.5%                       | 27.1%                   | 2.8                       | \$56,000  | \$34,600            | 58.7%   | 121  |
| \$50-\$74K      | 703           | 369            | 34.4%         | 586                       | 1,073                       | 55.4%                       | 35.3%                   | 3.9                       | \$87,210  | \$59,900            | 65.7%   | 124  |
| \$75-\$99K      | 1,141         | 423            | 27.0%         | 1,005                     | 1,036                       | 53.1%                       | 49.2%                   | 6.6                       | \$116,700   | \$85,000            | 72.7%   | 140  |
| \$100-\$149K    | 3,760         | 971            | 20.5%         | 3,449                     | 2,261                       | 42.6%                       | 60.4%                   | 10.0                      | \$149,900   | \$125,000           | 82.3%   | 136  |
| \$150-\$199K    | 4,888         | 901            | 15.6%         | 4,624                     | 2,300                       | 28.7%                       | 66.8%                   | 12.8                      | \$199,900   | \$169,900           | 85.6%   | 176  |
| \$200-\$249K    | 3,536         | 631            | 15.1%         | 3,201                     | 1,490                       | 20.0%                       | 68.2%                   | 14.2                      | \$250,000   | \$215,050           | 85.8%   | 202  |
| \$250-\$299K    | 3,029         | 474            | 13.5%         | 2,660                     | 1,201                       | 16.9%                       | 68.9%                   | 15.1                      | \$309,000   | \$263,000           | 84.7%   | 215  |
| \$300-\$349K    | 2,068         | 319            | 13.4%         | 1,733                     | 758                         | 12.9%                       | 69.6%                   | 16.4                      | \$365,000   | \$311,828           | 84.5%   | 232  |
| \$350-\$399K    | 1,938         | 250            | 11.4%         | 1,717                     | 618                         | 12.6%                       | 73.5%                   | 18.8                      | \$419,950   | \$355,750           | 84.5%   | 247  |
| \$400-\$499K    | 2,378         | 307            | 11.4%         | 2,104                     | 781                         | 16.9%                       | 72.9%                   | 18.3                      | \$510,000   | \$422,500           | 82.7%   | 265  |
| \$500-\$749K    | 2,955         | 286            | 8.8%          | 2,550                     | 760                         | 15.0%                       | 77.0%                   | 23.3                      | \$695,000   | \$550,000           | 82.2%   | 320  |
| \$750-\$999K    | 1,290         | 88             | 6.4%          | 1,026                     | 254                         | 17.7%                       | 80.2%                   | 30.5                      | \$996,000   | \$779,500           | 79.2%   | 413  |
| \$1.0-\$1.499M  | 824           | 58             | 6.6%          | 571                       | 115                         | 13.0%                       | 83.2%                   | 43.0                      | \$1,450,000   | \$1,101,500         | 76.0%   | 400  |
| \$1.5M-\$1.999M | 350           | 17             | 4.6%          | 234                       | 43                          | 4.7%                        | 84.5%                   | 48.8                      | \$2,049,000   | \$1,469,000         | 70.7%   | 551  |
| \$2.0M+         | 435           | 11             | 2.5%          | 271                       | 24                          | 4.2%                        | 91.9%                   | 108.8                     | \$3,297,000   | \$2,250,000         | 71.3%   | 540  |
| <b>TOTAL</b>    | <b>30,189</b> | <b>5,767</b>   | <b>16.0%</b>  | <b>26,563</b>             | <b>15,124</b>               | <b>34.0%</b>                | <b>63.7%</b>            | <b>12.0</b>               | <b>\$199,900</b>  | <b>\$160,000</b>    | <b>80.8%</b>  | <b>173</b>   |

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

FMLS data for single family residence sales. Data is believed to be accurate but is not warranted. ChartMaster Services, LLC