



Metro Market Overview - 2/27/2009



Provided by Keller Williams Realty

Single Family Detached 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	3,171	1,297	29.0%	2,245	3,541	56.7%	38.8%	5.4	\$64,900	\$45,000	76.5%	73
\$100K-\$149K	3,941	709	15.2%	3,724	2,332	42.7%	61.5%	10.1	\$139,650	\$125,000	92.6%	74
\$150K-\$199K	5,133	698	12.0%	5,365	2,429	23.4%	68.8%	12.7	\$183,900	\$169,741	93.9%	82
\$200K-\$299K	6,607	794	10.7%	7,174	2,837	16.4%	71.7%	14.0	\$258,900	\$234,000	92.3%	94
\$300K-\$399K	3,892	362	8.5%	3,871	1,502	11.5%	72.0%	15.5	\$363,500	\$329,900	92.0%	100
\$400K-\$499K	2,466	214	8.0%	2,278	800	12.1%	74.0%	18.5	\$469,000	\$425,000	91.5%	98
\$500K-\$749K	2,975	195	6.2%	2,953	820	11.2%	78.3%	21.8	\$624,700	\$550,000	90.6%	119
\$750K-\$999K	1,392	61	4.2%	1,117	316	7.9%	77.9%	26.4	\$892,450	\$786,612	89.9%	131
\$1.0M-\$1.499M	846	37	4.2%	690	128	3.9%	84.4%	39.7	\$1,295,000	\$1,100,000	85.7%	166
\$1.5M-\$1.999M	393	14	3.4%	312	55	7.3%	85.0%	42.9	\$1,835,000	\$1,550,000	86.7%	142
\$2.0M+	443	10	2.2%	259	46	2.2%	84.9%	57.8	\$2,950,000	\$2,437,000	85.8%	192
TOTAL	31,259	4,391	12.3%	29,988	14,806	29.9%	66.9%	12.7	\$190,000	\$175,000	90.8%	86

*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