

Local Market Update – December 2018

A research tool provided by First Multiple Listing Service.



30041

Includes Cumming in Forsyth County

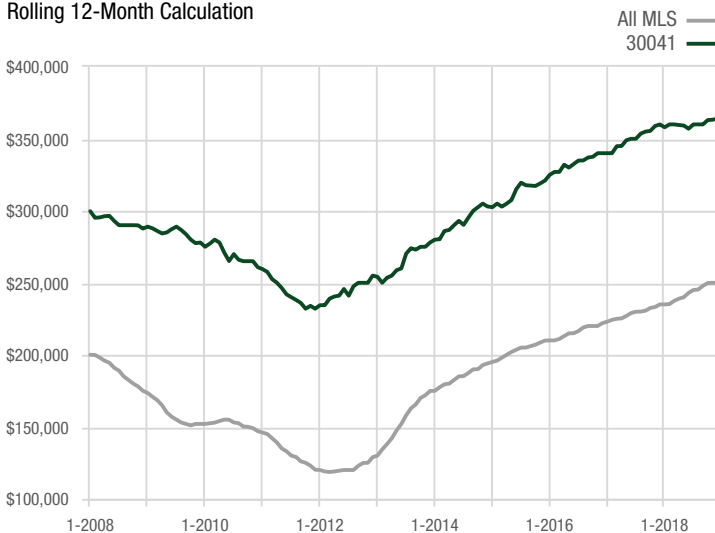
Residential Detached	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	64	61	- 4.7%	1,770	1,762	- 0.5%
Pending Sales	69	62	- 10.1%	1,221	1,179	- 3.4%
Closed Sales	105	75	- 28.6%	1,220	1,178	- 3.4%
Days on Market Until Sale	82	64	- 22.0%	58	47	- 19.0%
Median Sales Price*	\$367,500	\$367,000	- 0.1%	\$360,000	\$364,000	+ 1.1%
Average Sales Price*	\$390,516	\$399,249	+ 2.2%	\$383,141	\$396,537	+ 3.5%
Percent of List Price Received*	97.6%	98.3%	+ 0.7%	97.4%	97.9%	+ 0.5%
Inventory of Homes for Sale	252	282	+ 11.9%	—	—	—
Months Supply of Inventory	2.5	2.9	+ 16.0%	—	—	—

Residential Attached	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	6	3	- 50.0%	119	126	+ 5.9%
Pending Sales	2	8	+ 300.0%	87	106	+ 21.8%
Closed Sales	3	9	+ 200.0%	91	99	+ 8.8%
Days on Market Until Sale	27	63	+ 133.3%	46	42	- 8.7%
Median Sales Price*	\$365,000	\$385,000	+ 5.5%	\$283,000	\$285,000	+ 0.7%
Average Sales Price*	\$399,167	\$377,226	- 5.5%	\$292,321	\$296,978	+ 1.6%
Percent of List Price Received*	97.8%	99.0%	+ 1.2%	98.2%	97.9%	- 0.3%
Inventory of Homes for Sale	19	16	- 15.8%	—	—	—
Months Supply of Inventory	2.6	1.8	- 30.8%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

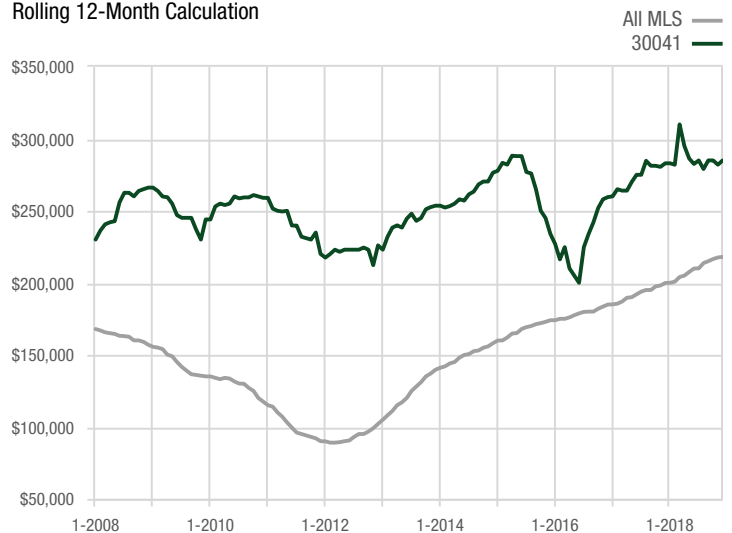
Median Sales Price - Residential Detached

Rolling 12-Month Calculation



Median Sales Price - Residential Attached

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Current as of January 28, 2019. All data from First Multiple Listing Service. Report © 2019 ShowingTime.