

# July 2018

All Home Types  
Single Family  
Townhouse  
Condo/Coop

## Local Market Insight

### Cumming, GA



Presented by  
**Donika Parker**  
**Maximum One Greater Atl. REALTORS**  
Email: [donika@homesbydonika.com](mailto:donika@homesbydonika.com)  
Work Phone: 770-919-8825  
Mobile Phone: 404-519-5017  
Web: [www.homesbydonika.com](http://www.homesbydonika.com)

**July 2018**

Cumming, GA

**New Listings****504****-8.2%**from Jun 2018:  
**549****0.0%**from Jul 2017:  
**0**

| YTD | 2018         | 2017     | +/-         |
|-----|--------------|----------|-------------|
|     | <b>3,485</b> | <b>0</b> | <b>0.0%</b> |

5-year Jul average: **504****Closed Sales****390****-8.2%**from Jun 2018:  
**425****0.0%**from Jul 2017:  
**0**

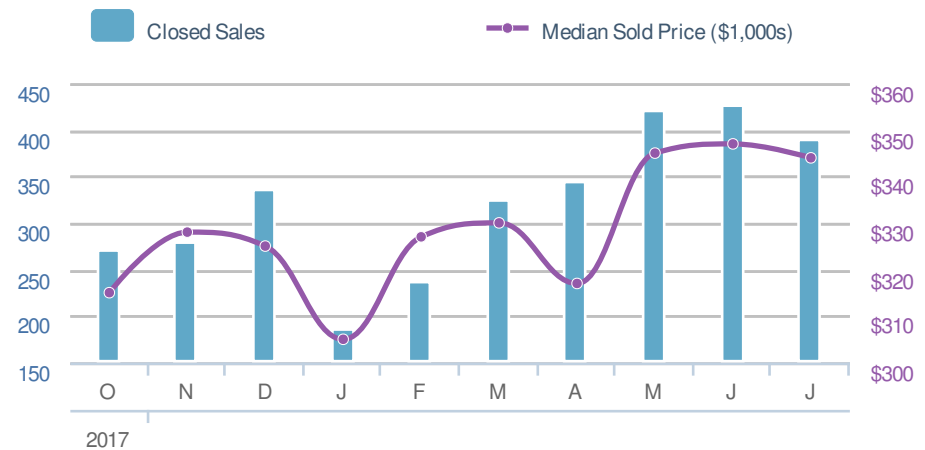
| YTD | 2018         | 2017     | +/-         |
|-----|--------------|----------|-------------|
|     | <b>2,323</b> | <b>0</b> | <b>0.0%</b> |

5-year Jul average: **390****New Pending****310****-11.2%**from Jun 2018:  
**349****0.0%**from Jul 2017:  
**0**

| YTD | 2018         | 2017     | +/-         |
|-----|--------------|----------|-------------|
|     | <b>2,422</b> | <b>0</b> | <b>0.0%</b> |

5-year Jul average: **310****Median Sold Price****\$344,500****-0.7%**from Jun 2018:  
**\$347,000****0.0%**from Jul 2017:  
**\$0**

| YTD | 2018             | 2017       | +/-         |
|-----|------------------|------------|-------------|
|     | <b>\$335,965</b> | <b>\$0</b> | <b>0.0%</b> |

5-year Jul average: **\$344,500****Active Listings****1,179**

| Jun 2018     | Jul 2017 |
|--------------|----------|
| <b>1,121</b> | <b>0</b> |

**Median Days to Contract****20**

| Jun 2018  | Jul 2017 | YTD       |
|-----------|----------|-----------|
| <b>20</b> | <b>0</b> | <b>22</b> |

**Avg Sold to OLP Ratio****96.5%**

| Jun 2018     | Jul 2017    | YTD          |
|--------------|-------------|--------------|
| <b>97.3%</b> | <b>0.0%</b> | <b>97.2%</b> |

**July 2018****Cumming, GA - Single Family****New Listings****480****-6.8%**

from Jun 2018:

**515****0.0%**

from Jul 2017:

**0**

| YTD | 2018         | 2017     | +/-         |
|-----|--------------|----------|-------------|
|     | <b>3,294</b> | <b>0</b> | <b>0.0%</b> |

5-year Jul average: **480****Closed Sales****366****-7.6%**

from Jun 2018:

**396****0.0%**

from Jul 2017:

**0**

| YTD | 2018         | 2017     | +/-         |
|-----|--------------|----------|-------------|
|     | <b>2,161</b> | <b>0</b> | <b>0.0%</b> |

5-year Jul average: **366****New Pending****284****-12.6%**

from Jun 2018:

**325****0.0%**

from Jul 2017:

**0**

| YTD | 2018         | 2017     | +/-         |
|-----|--------------|----------|-------------|
|     | <b>2,250</b> | <b>0</b> | <b>0.0%</b> |

5-year Jul average: **284****Median Sold Price****\$350,000****-0.8%**

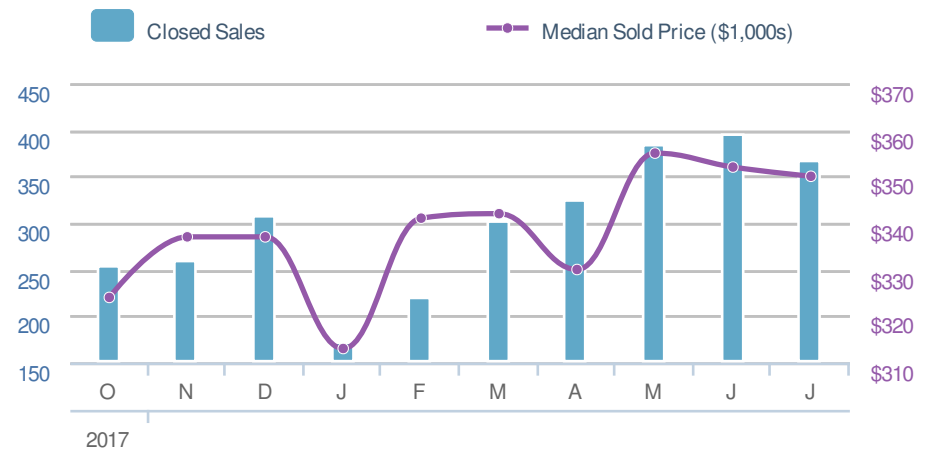
from Jun 2018:

**\$352,921****0.0%**

from Jul 2017:

**\$0**

| YTD | 2018             | 2017       | +/-         |
|-----|------------------|------------|-------------|
|     | <b>\$345,000</b> | <b>\$0</b> | <b>0.0%</b> |

5-year Jul average: **\$350,000****Active Listings****1,156**

1,156

Min

1,156

Max

1,156

5-year Jul average

| Jun 2018     | Jul 2017 |
|--------------|----------|
| <b>1,092</b> | <b>0</b> |

**Median Days to Contract****21**

21

Min

21

Max

21

5-year Jul average

| Jun 2018  | Jul 2017 | YTD       |
|-----------|----------|-----------|
| <b>22</b> | <b>0</b> | <b>25</b> |

**Avg Sold to OLP Ratio****96.4%**

96.4%

Min

96.4%

Max

96.4%

5-year Jul average

| Jun 2018     | Jul 2017    | YTD          |
|--------------|-------------|--------------|
| <b>97.1%</b> | <b>0.0%</b> | <b>97.1%</b> |

**July 2018**

Cumming, GA - Townhouse

**New Listings****18** **-33.3%**from Jun 2018:  
**27** **0.0%**from Jul 2017:  
**0**

| YTD | 2018       | 2017     | +/-         |
|-----|------------|----------|-------------|
|     | <b>156</b> | <b>0</b> | <b>0.0%</b> |

5-year Jul average: **18****Closed Sales****19** **-29.6%**from Jun 2018:  
**27** **0.0%**from Jul 2017:  
**0**

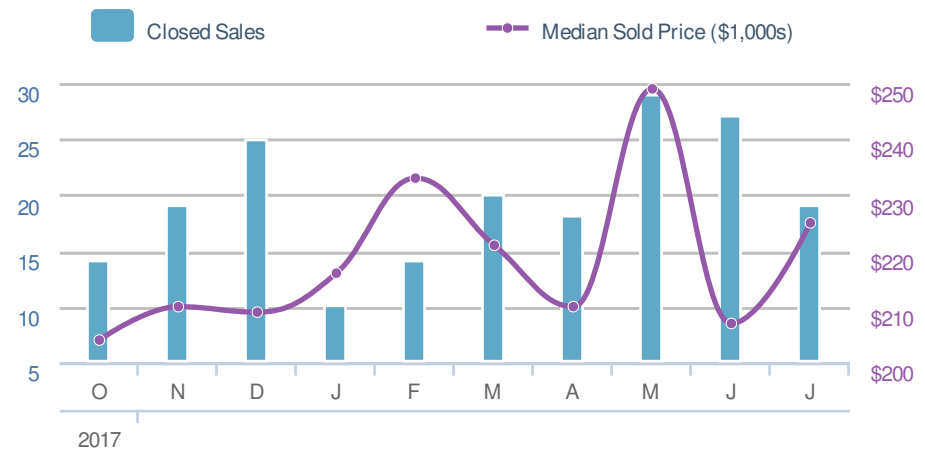
| YTD | 2018       | 2017     | +/-         |
|-----|------------|----------|-------------|
|     | <b>137</b> | <b>0</b> | <b>0.0%</b> |

5-year Jul average: **19****New Pendings****18** **-14.3%**from Jun 2018:  
**21** **0.0%**from Jul 2017:  
**0**

| YTD | 2018       | 2017     | +/-         |
|-----|------------|----------|-------------|
|     | <b>142</b> | <b>0</b> | <b>0.0%</b> |

5-year Jul average: **18****Median Sold Price****\$225,000** **8.4%**from Jun 2018:  
**\$207,500** **0.0%**from Jul 2017:  
**\$0**

| YTD | 2018             | 2017       | +/-         |
|-----|------------------|------------|-------------|
|     | <b>\$227,000</b> | <b>\$0</b> | <b>0.0%</b> |

5-year Jul average: **\$225,000****Active Listings****17**

| Jun 2018  | Jul 2017 |
|-----------|----------|
| <b>19</b> | <b>0</b> |

**Median Days to Contract****3**

| Jun 2018 | Jul 2017 | YTD      |
|----------|----------|----------|
| <b>6</b> | <b>0</b> | <b>7</b> |

**Avg Sold to OLP Ratio****98.6%**

| Jun 2018     | Jul 2017    | YTD          |
|--------------|-------------|--------------|
| <b>99.7%</b> | <b>0.0%</b> | <b>99.4%</b> |

**July 2018****Cumming, GA - Condo/Coop****New Listings****6****↓ -14.3%**from Jun 2018:  
**7****↔ 0.0%**from Jul 2017:  
**0**

| YTD | 2018      | 2017     | +/-  |
|-----|-----------|----------|------|
|     | <b>34</b> | <b>0</b> | 0.0% |

5-year Jul average: **6****Closed Sales****5****↑ 150.0%**from Jun 2018:  
**2****↔ 0.0%**from Jul 2017:  
**0**

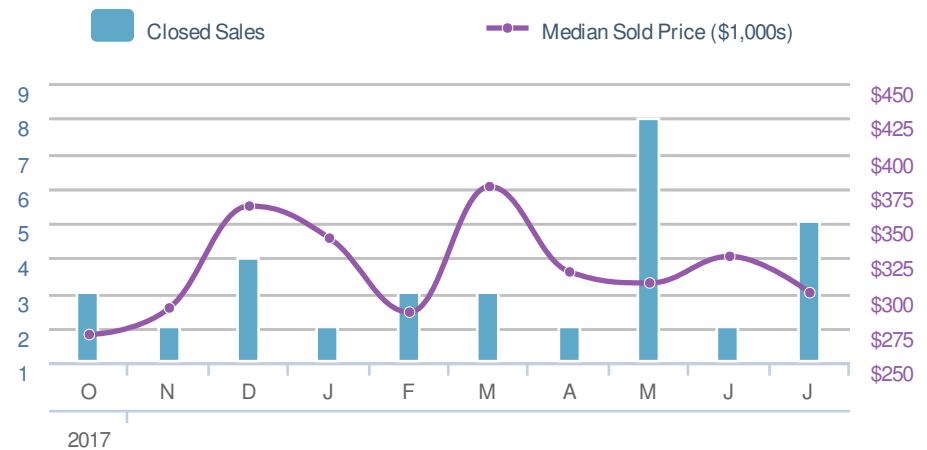
| YTD | 2018      | 2017     | +/-  |
|-----|-----------|----------|------|
|     | <b>25</b> | <b>0</b> | 0.0% |

5-year Jul average: **5****New Pending****8****↑ 166.7%**from Jun 2018:  
**3****↔ 0.0%**from Jul 2017:  
**0**

| YTD | 2018      | 2017     | +/-  |
|-----|-----------|----------|------|
|     | <b>30</b> | <b>0</b> | 0.0% |

5-year Jul average: **8****Median Sold Price****\$300,000****↓ -8.2%**from Jun 2018:  
**\$326,950****↔ 0.0%**from Jul 2017:  
**\$0**

| YTD | 2018             | 2017       | +/-  |
|-----|------------------|------------|------|
|     | <b>\$300,000</b> | <b>\$0</b> | 0.0% |

5-year Jul average: **\$300,000****Active Listings****6**

| Jun 2018  | Jul 2017 |
|-----------|----------|
| <b>10</b> | <b>0</b> |

**Median Days to Contract****21**

| Jun 2018 | Jul 2017 | YTD      |
|----------|----------|----------|
| <b>6</b> | <b>0</b> | <b>9</b> |

**Avg Sold to OLP Ratio****95.2%**

| Jun 2018     | Jul 2017    | YTD          |
|--------------|-------------|--------------|
| <b>99.6%</b> | <b>0.0%</b> | <b>94.6%</b> |