

January 2019

All Home Types
Single Family
Townhouse
Condo/Coop

Local Market Insight

Kennesaw, GA



Presented by
Donika Parker
Maximum One Greater Atl. REALTORS
Email: donika@homesbydonika.com
Work Phone: 770-919-8825
Mobile Phone: 404-519-5017
Web: www.homesbydonika.com

January 2019

Kennesaw, GA

New Listings

136

↑ 83.8%

from Dec 2018:
74

↓ -2.2%

from Jan 2018:
139

YTD	2019	2018	+/-
	136	139	-2.2%

5-year Jan average: 138

Closed Sales

74

↓ -26.0%

from Dec 2018:
100

↓ -12.9%

from Jan 2018:
85

YTD	2019	2018	+/-
	74	85	-12.9%

5-year Jan average: 80

New Pendings

108

↑ 33.3%

from Dec 2018:
81

↑ 2.9%

from Jan 2018:
105

YTD	2019	2018	+/-
	108	105	2.9%

5-year Jan average: 107

Median Sold Price

\$243,450

↓ -1.1%

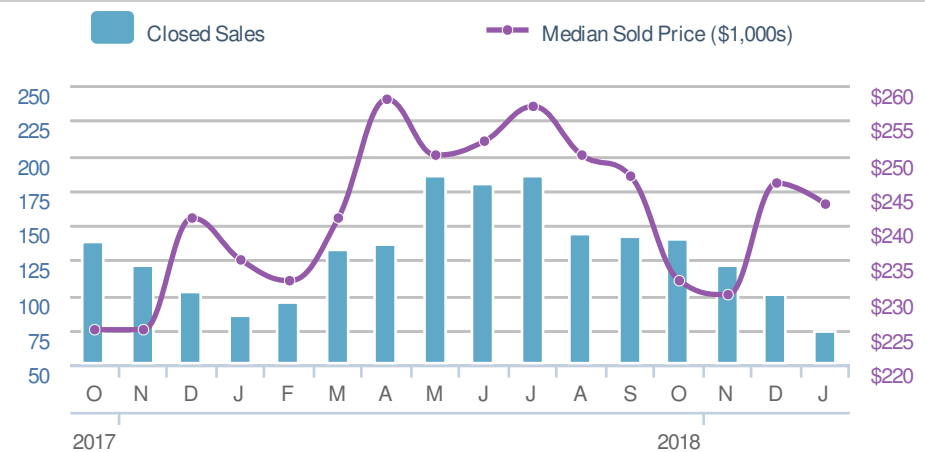
from Dec 2018:
\$246,250

↑ 3.6%

from Jan 2018:
\$235,000

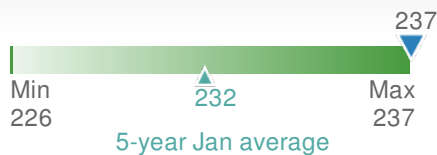
YTD	2019	2018	+/-
	\$243,450	\$235,000	3.6%

5-year Jan average: \$239,225



Active Listings

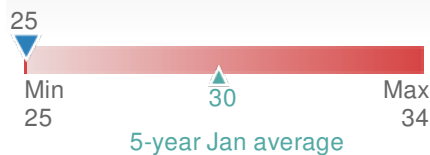
237



Dec 2018	Jan 2018
242	226

Median Days to Contract

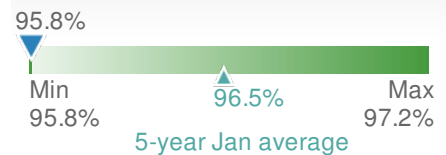
25



Dec 2018	Jan 2018	YTD
20	34	25

Avg Sold to OLP Ratio

95.8%



Dec 2018	Jan 2018	YTD
96.3%	97.2%	95.8%

January 2019**Kennesaw, GA - Single Family****New Listings****112****↑72.3%**from Dec 2018:
65**↓-6.7%**from Jan 2018:
120

YTD	2019	2018	+/-
	112	120	-6.7%

5-year Jan average: **116****Closed Sales****65****↓-25.3%**from Dec 2018:
87**↓-3.0%**from Jan 2018:
67

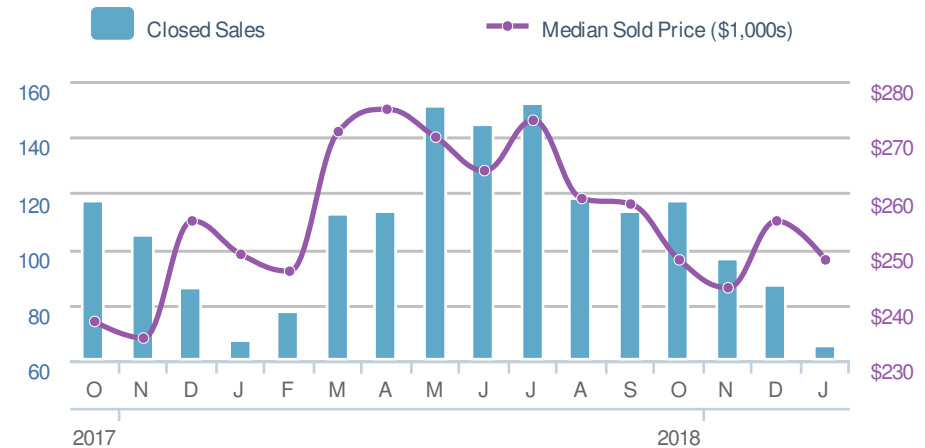
YTD	2019	2018	+/-
	65	67	-3.0%

5-year Jan average: **66****New Pending****96****↑35.2%**from Dec 2018:
71**↑11.6%**from Jan 2018:
86

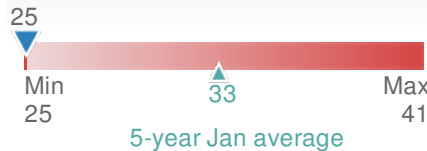
YTD	2019	2018	+/-
	96	86	11.6%

5-year Jan average: **91****Median Sold Price****\$248,900****↓-2.4%**from Dec 2018:
\$255,000**↔-0.0%**from Jan 2018:
\$249,000

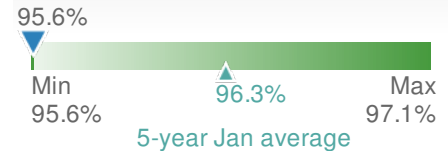
YTD	2019	2018	+/-
	\$248,900	\$249,000	-0.0%

5-year Jan average: **\$248,950****Active Listings****196**

Dec 2018	Jan 2018
209	211

Median Days to Contract**25**

Dec 2018	Jan 2018	YTD
27	41	25

Avg Sold to OLP Ratio**95.6%**

Dec 2018	Jan 2018	YTD
96.1%	97.1%	95.6%

January 2019**Kennesaw, GA - Townhouse****New Listings****23****↑283.3%**from Dec 2018:
6**↑53.3%**from Jan 2018:
15

YTD	2019	2018	+/-
	23	15	53.3%

5-year Jan average: **19****Closed Sales****8****↓-27.3%**from Dec 2018:
11**↓-38.5%**from Jan 2018:
13

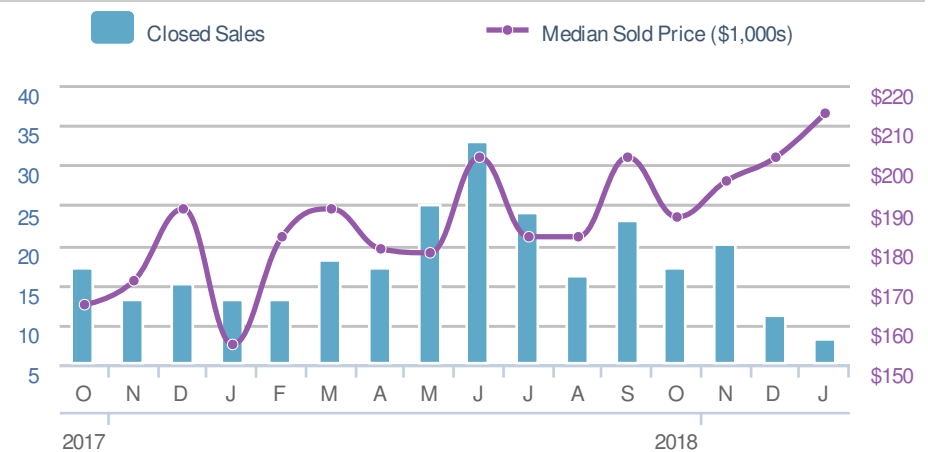
YTD	2019	2018	+/-
	8	13	-38.5%

5-year Jan average: **11****New Pending****10****↑11.1%**from Dec 2018:
9**↓-23.1%**from Jan 2018:
13

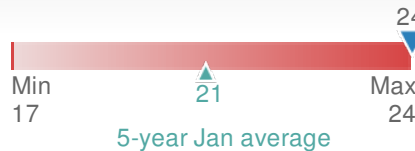
YTD	2019	2018	+/-
	10	13	-23.1%

5-year Jan average: **12****Median Sold Price****\$213,500****↑5.7%**from Dec 2018:
\$202,000**↑37.7%**from Jan 2018:
\$155,000

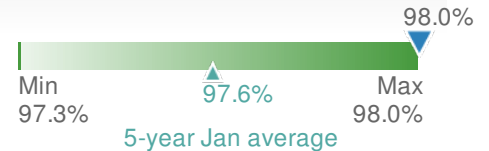
YTD	2019	2018	+/-
	\$213,500	\$155,000	37.7%

5-year Jan average: **\$184,250****Active Listings****33**

Dec 2018	Jan 2018
23	13

Median Days to Contract**24**

Dec 2018	Jan 2018	YTD
19	17	24

Avg Sold to OLP Ratio**98.0%**

Dec 2018	Jan 2018	YTD
97.5%	97.3%	98.0%

January 2019**Kennesaw, GA - Condo/Coop****New Listings****1**

 **-66.7%**  **-75.0%**
 from Dec 2018: **3** from Jan 2018: **4**

YTD	2019	2018	+/-
	1	4	-75.0%

5-year Jan average: **3****Closed Sales****1**

 **-50.0%**  **-80.0%**
 from Dec 2018: **2** from Jan 2018: **5**

YTD	2019	2018	+/-
	1	5	-80.0%

5-year Jan average: **3****New Pending****2**

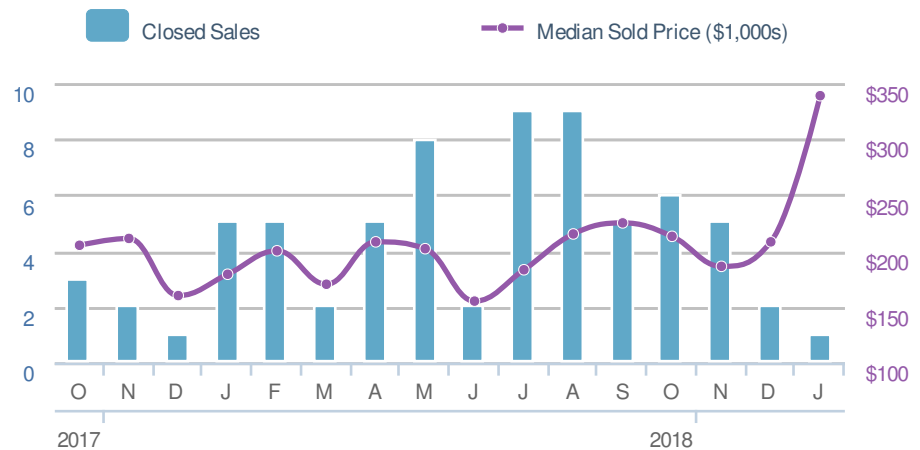
 **100.0%**  **-66.7%**
 from Dec 2018: **1** from Jan 2018: **6**

YTD	2019	2018	+/-
	2	6	-66.7%

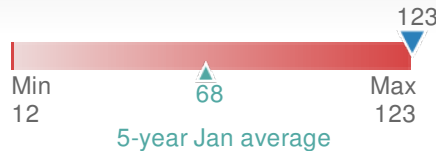
5-year Jan average: **4****Median Sold Price****\$339,900**

 **63.0%**  **89.9%**
 from Dec 2018: **\$208,500** from Jan 2018: **\$179,000**

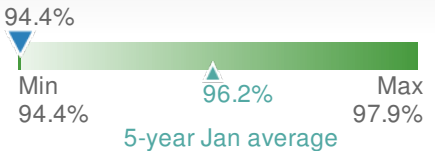
YTD	2019	2018	+/-
	\$339,900	\$179,000	89.9%

5-year Jan average: **\$259,450****Active Listings****8**

Dec 2018	Jan 2018
10	2

Median Days to Contract**123**

Dec 2018	Jan 2018	YTD
10	12	123

Avg Sold to OLP Ratio**94.4%**

Dec 2018	Jan 2018	YTD
98.2%	97.9%	94.4%