January 2019

All Home Types
Single Family
Townhouse
Condo/Coop

Local Market Insight

Roswell, GA

MarketStats by ShowingTime

Presented by
Donika Parker
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New Listings 205

86.4% from Dec 2018: **110**
14.5% from Jan 2018: **179**

YTD	2019	2018	+/-
	205	**179**	14.5%

5-year Jan average: **192**

Closed Sales 74

-43.5% from Dec 2018: **131**
-21.3% from Jan 2018: **94**

YTD	2019	2018	+/-
	74	**94**	-21.3%

5-year Jan average: **84**

New Pendings 142

59.6% from Dec 2018: **89**
36.5% from Jan 2018: **104**

YTD	2019	2018	+/-
	142	**104**	36.5%

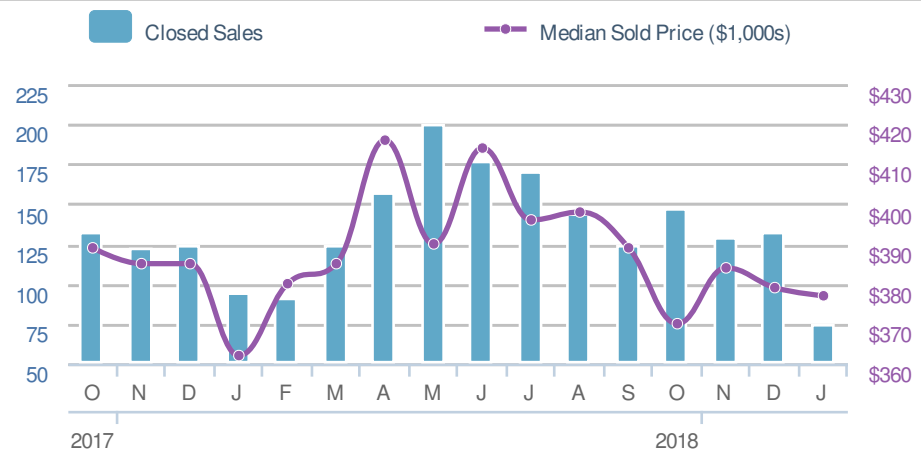
5-year Jan average: **123**

Median Sold Price $377,557

-0.6% from Dec 2018: **$379,900**
4.3% from Jan 2018: **$362,000**

YTD	2019	2018	+/-
	$377,557	**$362,000**	4.3%

5-year Jan average: **$369,779**



Active Listings 405

405
Min 325 | 365 | Max 405
5-year Jan average

Dec 2018	Jan 2018
417	**325**

Median Days to Contract 40

40
Min 24 | 32 | Max 40
5-year Jan average

Dec 2018	Jan 2018	YTD
30	**24**	**40**

Avg Sold to OLP Ratio 94.8%

94.8%
Min 94.8% | 95.8% | Max 96.8%
5-year Jan average

Dec 2018	Jan 2018	YTD
96.5%	**96.8%**	**94.8%**

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New Listings 161

91.7% from Dec 2018: **84**
12.6% from Jan 2018: **143**

YTD	2019	2018	+/-
	161	**143**	12.6%

5-year Jan average: **152**

Closed Sales 58

-35.6% from Dec 2018: **90**
-23.7% from Jan 2018: **76**

YTD	2019	2018	+/-
	58	**76**	-23.7%

5-year Jan average: **67**

New Pendings 111

60.9% from Dec 2018: **69**
33.7% from Jan 2018: **83**

YTD	2019	2018	+/-
	111	**83**	33.7%

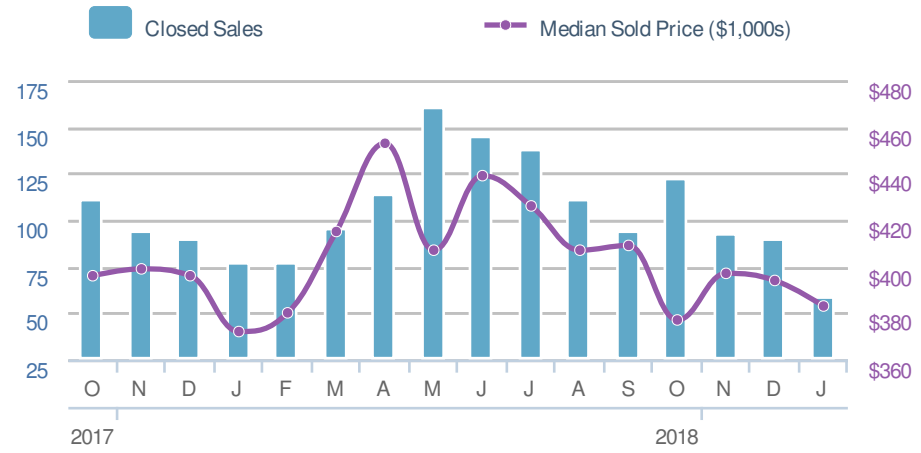
5-year Jan average: **97**

Median Sold Price $383,000

-2.9% from Dec 2018: **$394,500**
2.9% from Jan 2018: **$372,250**

YTD	2019	2018	+/-
	$383,000	**$372,250**	2.9%

5-year Jan average: **$377,625**



Active Listings 320

320
Min 251 | 286 | Max 320
5-year Jan average

Dec 2018	Jan 2018
321	**251**

Median Days to Contract 46

46
Min 24 | 35 | Max 46
5-year Jan average

Dec 2018	Jan 2018	YTD
32	**24**	**46**

Avg Sold to OLP Ratio 94.4%

94.4%
Min 94.4% | 95.6% | Max 96.9%
5-year Jan average

Dec 2018	Jan 2018	YTD
96.2%	**96.9%**	**94.4%**

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New Listings 35

75.0% from Dec 2018: **20**
20.7% from Jan 2018: **29**

YTD	2019	2018	+/-
	35	**29**	20.7%

5-year Jan average: **32**

Closed Sales 11

-57.7% from Dec 2018: **26**
-26.7% from Jan 2018: **15**

YTD	2019	2018	+/-
	11	**15**	-26.7%

5-year Jan average: **13**

New Pendings 19

46.2% from Dec 2018: **13**
0.0% from Jan 2018: **19**

YTD	2019	2018	+/-
	19	**19**	0.0%

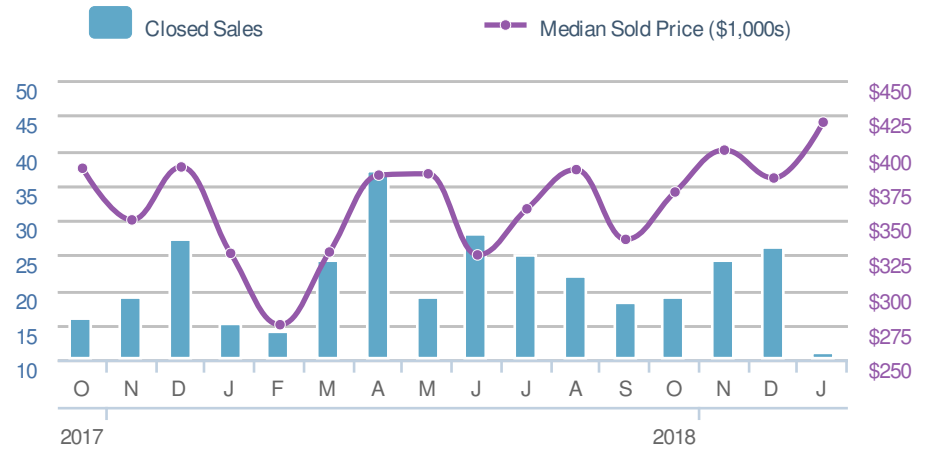
5-year Jan average: **19**

Median Sold Price $420,000

10.4% from Dec 2018: **$380,376**
28.8% from Jan 2018: **$326,000**

YTD	2019	2018	+/-
	$420,000	**$326,000**	28.8%

5-year Jan average: **$373,000**



Active Listings 72

72
Min 66 | 69 | Max 72
5-year Jan average

Dec 2018	Jan 2018
76	**66**

Median Days to Contract 18

18
Min 18 | 19 | Max 19
5-year Jan average

Dec 2018	Jan 2018	YTD
44	**19**	**18**

Avg Sold to OLP Ratio 97.0%

97.0%
Min 96.4% | 96.7% | Max 97.0%
5-year Jan average

Dec 2018	Jan 2018	YTD
96.9%	**96.4%**	**97.0%**

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New Listings 9

50.0% from Dec 2018: **6**
28.6% from Jan 2018: **7**

YTD	2019	2018	+/-
	9	**7**	28.6%

5-year Jan average: **8**

Closed Sales 5

-66.7% from Dec 2018: **15**
66.7% from Jan 2018: **3**

YTD	2019	2018	+/-
	5	**3**	66.7%

5-year Jan average: **4**

New Pendings 12

71.4% from Dec 2018: **7**
500.0% from Jan 2018: **2**

YTD	2019	2018	+/-
	12	**2**	500.0%

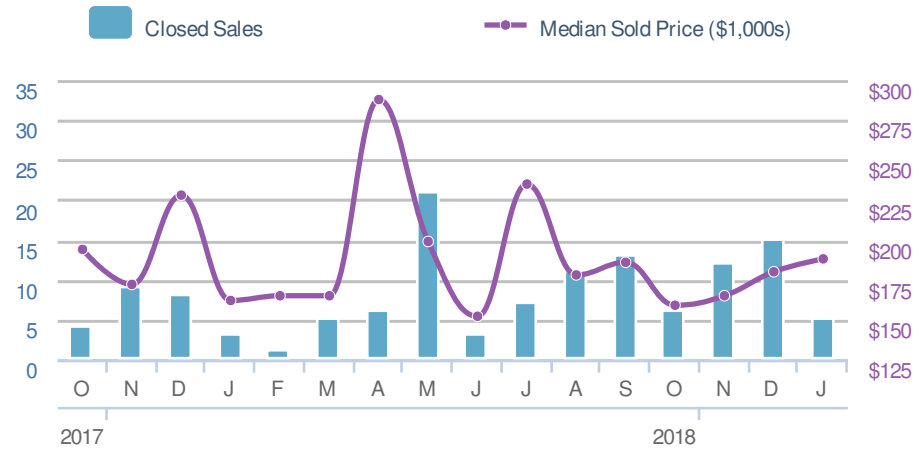
5-year Jan average: **7**

Median Sold Price $188,500

4.4% from Dec 2018: **$180,500**
16.4% from Jan 2018: **$162,000**

YTD	2019	2018	+/-
	$188,500	**$162,000**	16.4%

5-year Jan average: **$175,250**



Active Listings 13

13
Min 8 | 11 | Max 13
5-year Jan average

Dec 2018	Jan 2018
20	**8**

Median Days to Contract 85

85
Min 50 | 68 | Max 85
5-year Jan average

Dec 2018	Jan 2018	YTD
15	**50**	**85**

Avg Sold to OLP Ratio 94.9%

94.9%
Min 94.9% | 95.1% | Max 95.4%
5-year Jan average

Dec 2018	Jan 2018	YTD
97.3%	**95.4%**	**94.9%**

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