

January 2019

All Home Types
Single Family
Townhouse
Condo/Coop

Local Market Insight

Smyrna, GA



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Smyrna, GA

New Listings**204****↑94.3%**from Dec 2018:
105**↑15.3%**from Jan 2018:
177

YTD	2019	2018	+/-
	204	177	15.3%

5-year Jan average: **191****Closed Sales****76****↓-32.7%**from Dec 2018:
113**↓-24.8%**from Jan 2018:
101

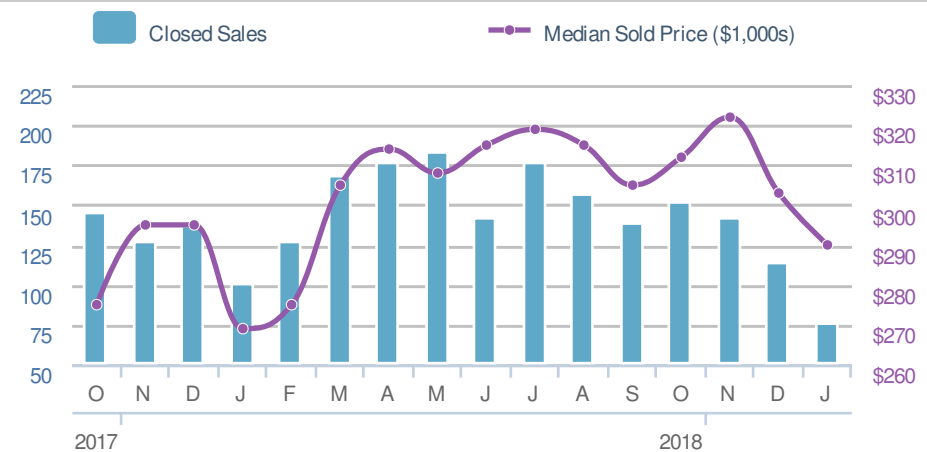
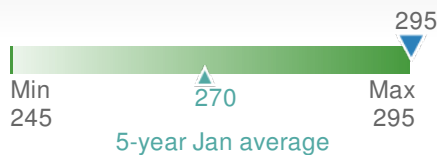
YTD	2019	2018	+/-
	76	101	-24.8%

5-year Jan average: **89****New Pendings****137****↑80.3%**from Dec 2018:
76**↓-9.3%**from Jan 2018:
151

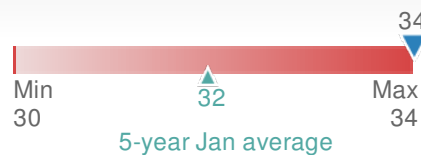
YTD	2019	2018	+/-
	137	151	-9.3%

5-year Jan average: **144****Median Sold Price****\$290,000****↓-4.3%**from Dec 2018:
\$303,000**↑7.8%**from Jan 2018:
\$269,000

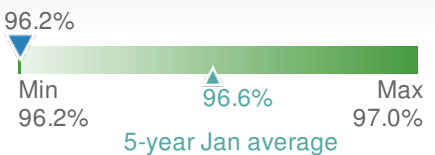
YTD	2019	2018	+/-
	\$290,000	\$269,000	7.8%

5-year Jan average: **\$279,500****Active Listings****295**

Dec 2018	Jan 2018
281	245

Median Days to Contract**34**

Dec 2018	Jan 2018	YTD
30	30	34

Avg Sold to OLP Ratio**96.2%**

Dec 2018	Jan 2018	YTD
95.7%	97.0%	96.2%

January 2019**Smyrna, GA - Single Family****New Listings****119****↑72.5%**from Dec 2018:
69**↑7.2%**from Jan 2018:
111

YTD	2019	2018	+/-
	119	111	7.2%

5-year Jan average: **115****Closed Sales****40****↓-43.7%**from Dec 2018:
71**↓-35.5%**from Jan 2018:
62

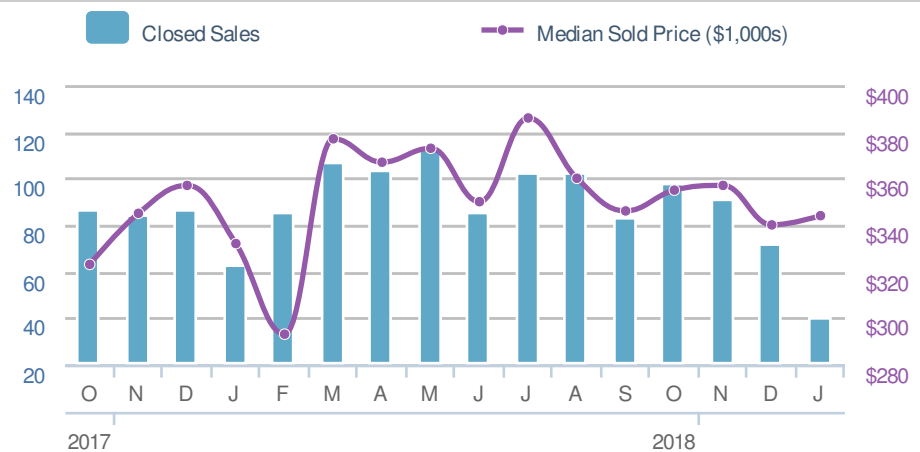
YTD	2019	2018	+/-
	40	62	-35.5%

5-year Jan average: **51****New Pending****77****↑75.0%**from Dec 2018:
44**↓-23.0%**from Jan 2018:
100

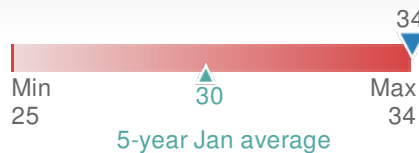
YTD	2019	2018	+/-
	77	100	-23.0%

5-year Jan average: **89****Median Sold Price****\$344,750****↑1.4%**from Dec 2018:
\$340,000**↑3.7%**from Jan 2018:
\$332,500

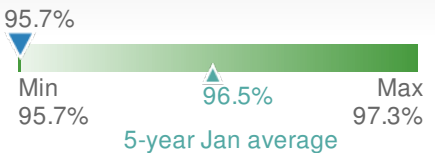
YTD	2019	2018	+/-
	\$344,750	\$332,500	3.7%

5-year Jan average: **\$338,625****Active Listings****209**

Dec 2018	Jan 2018
206	174

Median Days to Contract**34**

Dec 2018	Jan 2018	YTD
33	25	34

Avg Sold to OLP Ratio**95.7%**

Dec 2018	Jan 2018	YTD
95.6%	97.3%	95.7%

January 2019**Smyrna, GA - Townhouse****New Listings****55****↑ 139.1%**from Dec 2018:
23**↑ 14.6%**from Jan 2018:
48

YTD	2019	2018	+/-
	55	48	14.6%

5-year Jan average: **52****Closed Sales****24****↓ -22.6%**from Dec 2018:
31**↑ 9.1%**from Jan 2018:
22

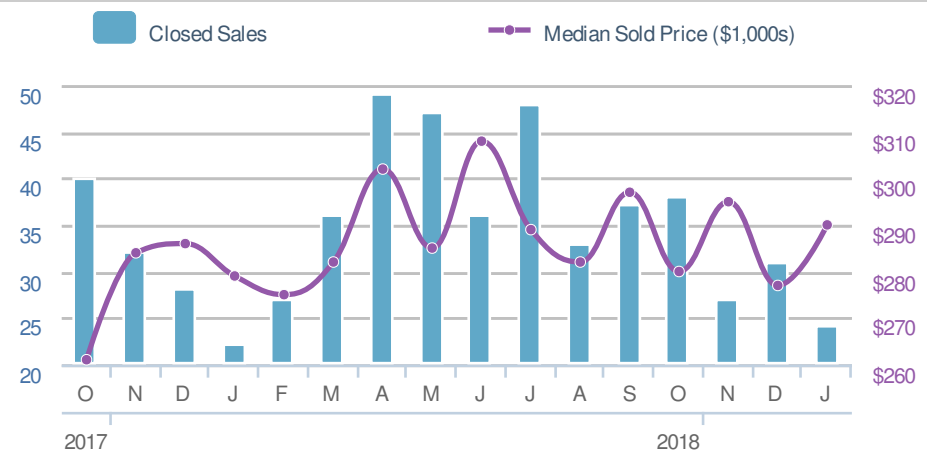
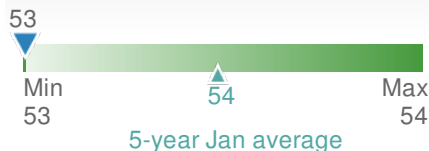
YTD	2019	2018	+/-
	24	22	9.1%

5-year Jan average: **23****New Pending****39****↑ 85.7%**from Dec 2018:
21**↑ 21.9%**from Jan 2018:
32

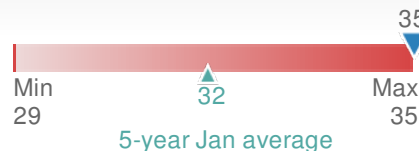
YTD	2019	2018	+/-
	39	32	21.9%

5-year Jan average: **36****Median Sold Price****\$290,000****↑ 4.7%**from Dec 2018:
\$277,000**↑ 3.9%**from Jan 2018:
\$279,000

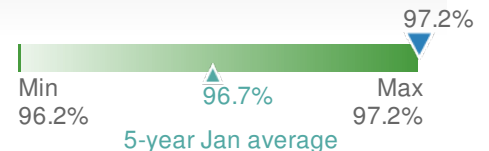
YTD	2019	2018	+/-
	\$290,000	\$279,000	3.9%

5-year Jan average: **\$284,500****Active Listings****53**

Dec 2018	Jan 2018
43	54

Median Days to Contract**35**

Dec 2018	Jan 2018	YTD
25	29	35

Avg Sold to OLP Ratio**97.2%**

Dec 2018	Jan 2018	YTD
96.3%	96.2%	97.2%

January 2019**Smyrna, GA - Condo/Coop****New Listings****30****↑ 130.8%**from Dec 2018:
13**↑ 66.7%**from Jan 2018:
18

YTD	2019	2018	+/-
	30	18	66.7%

5-year Jan average: **24****Closed Sales****12****↑ 9.1%**from Dec 2018:
11**↓ -29.4%**from Jan 2018:
17

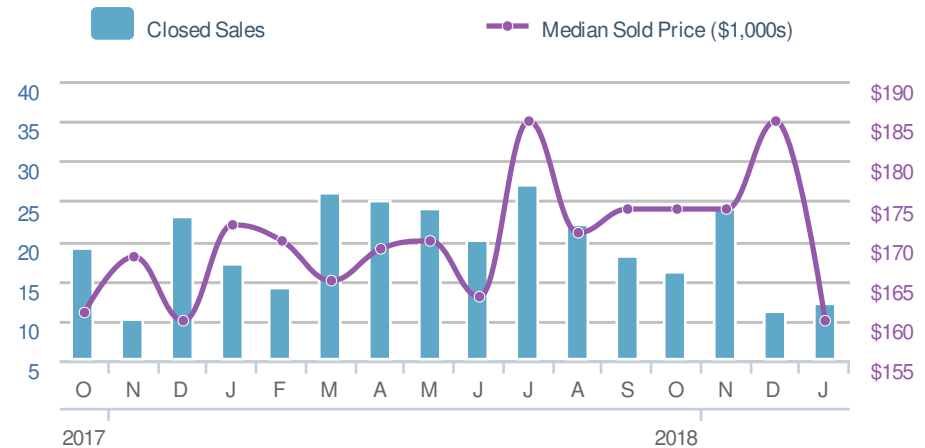
YTD	2019	2018	+/-
	12	17	-29.4%

5-year Jan average: **15****New Pending****21****↑ 90.9%**from Dec 2018:
11**↑ 10.5%**from Jan 2018:
19

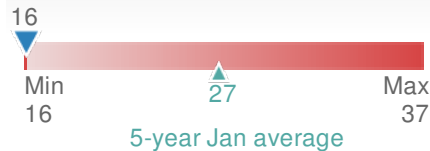
YTD	2019	2018	+/-
	21	19	10.5%

5-year Jan average: **20****Median Sold Price****\$160,750****↓ -13.1%**from Dec 2018:
\$185,000**↓ -6.8%**from Jan 2018:
\$172,500

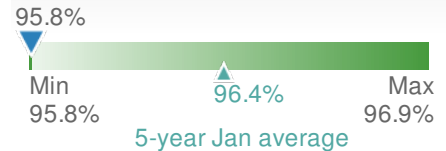
YTD	2019	2018	+/-
	\$160,750	\$172,500	-6.8%

5-year Jan average: **\$166,625****Active Listings****33**

Dec 2018	Jan 2018
32	17

Median Days to Contract**16**

Dec 2018	Jan 2018	YTD
16	37	16

Avg Sold to OLP Ratio**95.8%**

Dec 2018	Jan 2018	YTD
95.2%	96.9%	95.8%