

March 2019

All Home Types
Single Family
Townhouse
Condo/Coop

Local Market Insight

Smyrna, GA



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March 2019

Smyrna, GA

New Listings**225****↑27.8%**from Feb 2019:
176**↓-10.7%**from Mar 2018:
252

YTD	2019	2018	+/-
	605	616	-1.8%

5-year Mar average: **239****Closed Sales****149****↑27.4%**from Feb 2019:
117**↓-11.3%**from Mar 2018:
168

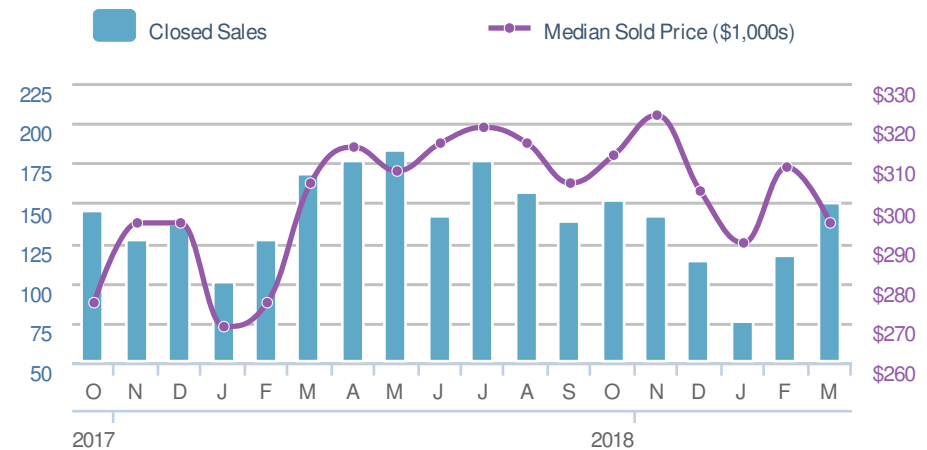
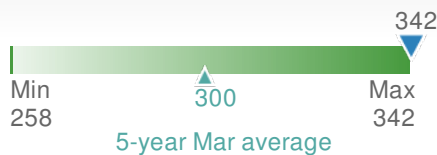
YTD	2019	2018	+/-
	342	395	-13.4%

5-year Mar average: **159****New Pending****154****↑28.3%**from Feb 2019:
120**↓-23.8%**from Mar 2018:
202

YTD	2019	2018	+/-
	411	503	-18.3%

5-year Mar average: **178****Median Sold Price****\$295,000****↓-4.5%**from Feb 2019:
\$309,000**↓-3.4%**from Mar 2018:
\$305,500

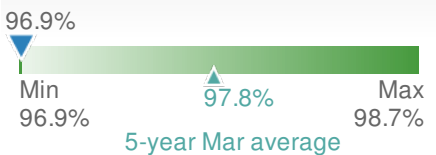
YTD	2019	2018	+/-
	\$298,250	\$285,000	4.6%

5-year Mar average: **\$300,250****Active Listings****342**

Feb 2019	Mar 2018
310	258

Median Days to Contract**18**

Feb 2019	Mar 2018	YTD
18	12	20

Avg Sold to OLP Ratio**96.9%**

Feb 2019	Mar 2018	YTD
96.7%	98.7%	96.7%

March 2019**Smyrna, GA - Single Family****New Listings****149****↑30.7%**from Feb 2019:
114**↓-7.5%**from Mar 2018:
161

YTD	2019	2018	+/-
	382	407	-6.1%

5-year Mar average: **155****Closed Sales****92****↑33.3%**from Feb 2019:
69**↓-13.2%**from Mar 2018:
106

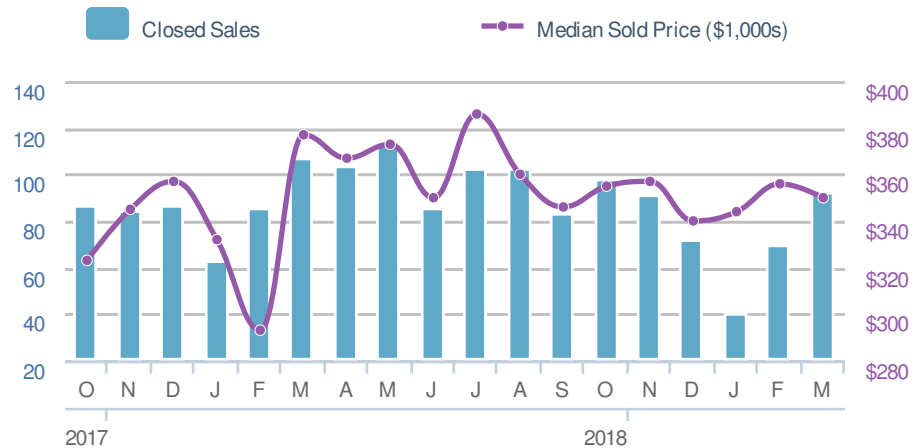
YTD	2019	2018	+/-
	201	253	-20.6%

5-year Mar average: **99****New Pending****99****↑33.8%**from Feb 2019:
74**↓-16.8%**from Mar 2018:
119

YTD	2019	2018	+/-
	250	312	-19.9%

5-year Mar average: **109****Median Sold Price****\$350,000****↓-1.7%**from Feb 2019:
\$356,000**↓-7.3%**from Mar 2018:
\$377,750

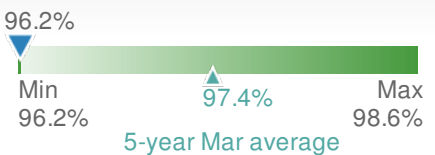
YTD	2019	2018	+/-
	\$355,000	\$347,500	2.2%

5-year Mar average: **\$363,875****Active Listings****234**

Feb 2019	Mar 2018
217	201

Median Days to Contract**19**

Feb 2019	Mar 2018	YTD
18	12	21

Avg Sold to OLP Ratio**96.2%**

Feb 2019	Mar 2018	YTD
96.3%	98.6%	96.1%

March 2019**Smyrna, GA - Townhouse****New Listings****52****↑30.0%**from Feb 2019:
40**↓-10.3%**from Mar 2018:
58

YTD	2019	2018	+/-
	147	140	5.0%

5-year Mar average: **55****Closed Sales****32****↑3.2%**from Feb 2019:
31**↓-11.1%**from Mar 2018:
36

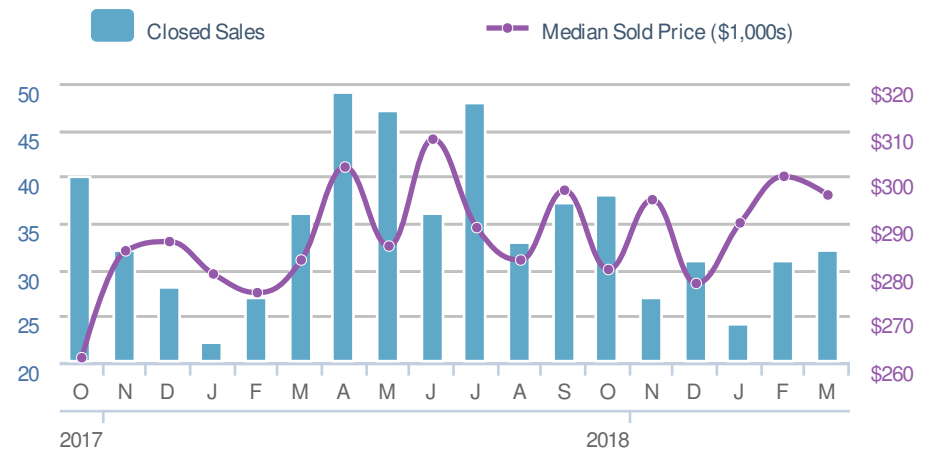
YTD	2019	2018	+/-
	87	85	2.4%

5-year Mar average: **34****New Pending****34****↑25.9%**from Feb 2019:
27**↓-37.0%**from Mar 2018:
54

YTD	2019	2018	+/-
	100	122	-18.0%

5-year Mar average: **44****Median Sold Price****\$296,250****↓-1.4%**from Feb 2019:
\$300,400**↑4.8%**from Mar 2018:
\$282,750

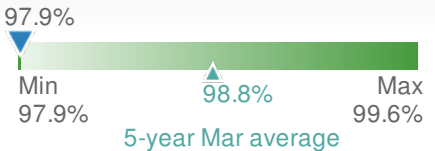
YTD	2019	2018	+/-
	\$295,000	\$279,000	5.7%

5-year Mar average: **\$289,500****Active Listings****73**

Feb 2019	Mar 2018
60	42

Median Days to Contract**18**

Feb 2019	Mar 2018	YTD
16	8	19

Avg Sold to OLP Ratio**97.9%**

Feb 2019	Mar 2018	YTD
98.4%	99.6%	97.9%

March 2019**Smyrna, GA - Condo/Coop****New Listings****24****↑9.1%**from Feb 2019:
22**↓-27.3%**from Mar 2018:
33

YTD	2019	2018	+/-
	76	69	10.1%

5-year Mar average: **29****Closed Sales****25****↑47.1%**from Feb 2019:
17**↓-3.8%**from Mar 2018:
26

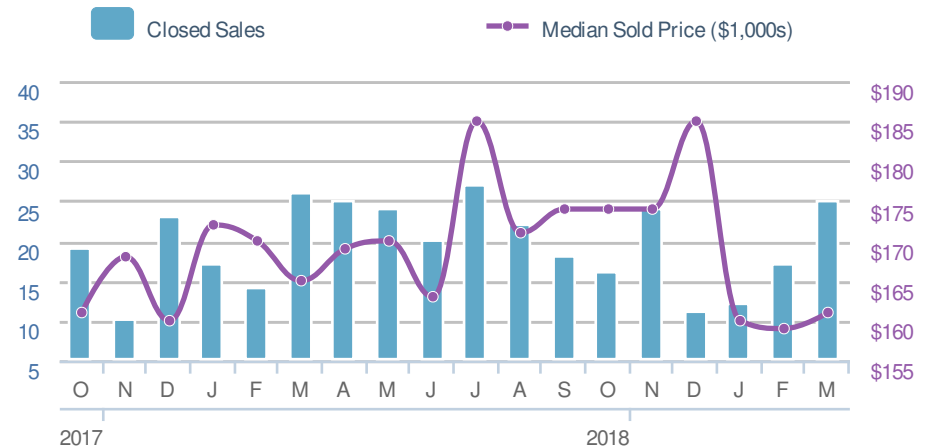
YTD	2019	2018	+/-
	54	57	-5.3%

5-year Mar average: **26****New Pending****21****↑10.5%**from Feb 2019:
19**↓-27.6%**from Mar 2018:
29

YTD	2019	2018	+/-
	61	69	-11.6%

5-year Mar average: **25****Median Sold Price****\$161,750****↑1.2%**from Feb 2019:
\$159,800**↓-2.3%**from Mar 2018:
\$165,500

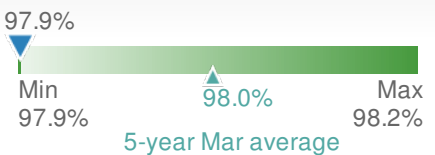
YTD	2019	2018	+/-
	\$160,875	\$170,000	-5.4%

5-year Mar average: **\$163,625****Active Listings****35**

Feb 2019	Mar 2018
33	15

Median Days to Contract**18**

Feb 2019	Mar 2018	YTD
20	10	18

Avg Sold to OLP Ratio**97.9%**

Feb 2019	Mar 2018	YTD
95.7%	98.2%	96.7%