

November 2019

All Home Types
Single Family
Townhouse
Condo/Coop

Local Market Insight

Smyrna, GA



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November 2019

Smyrna, GA

New Listings**154****↓ -34.7%**from Oct 2019:
236**↑ 5.5%**from Nov 2018:
146

YTD	2019	2018	+/-
	2,414	2,305	4.7%

5-year Nov average: **147****Closed Sales****109****↓ -15.5%**from Oct 2019:
129**↓ -23.2%**from Nov 2018:
142

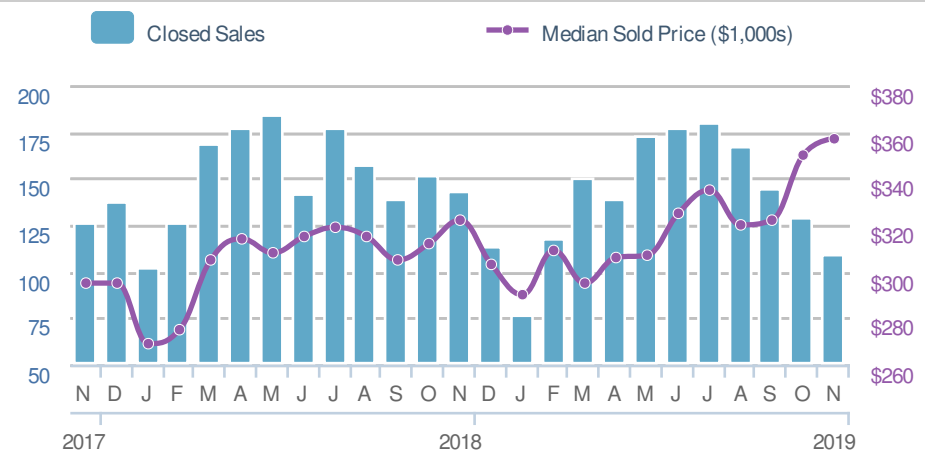
YTD	2019	2018	+/-
	1,560	1,661	-6.1%

5-year Nov average: **126****New Pendings****120****↑ 9.1%**from Oct 2019:
110**↑ 5.3%**from Nov 2018:
114

YTD	2019	2018	+/-
	1,624	1,681	-3.4%

5-year Nov average: **115****Median Sold Price****\$357,000****↑ 2.0%**from Oct 2019:
\$350,000**↑ 10.8%**from Nov 2018:
\$322,250

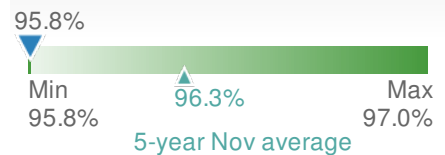
YTD	2019	2018	+/-
	\$320,000	\$307,000	4.2%

5-year Nov average: **\$324,917****Active Listings****413**

Oct 2019	Nov 2018
459	306

Median Days to Contract**19**

Oct 2019	Nov 2018	YTD
17	14	17

Avg Sold to OLP Ratio**95.8%**

Oct 2019	Nov 2018	YTD
97.2%	97.0%	97.1%

November 2019**Smyrna, GA - Single Family****New Listings****89****↓ -38.6%**from Oct 2019:
145**↓ -12.7%**from Nov 2018:
102

YTD	2019	2018	+/-
	1,561	1,508	3.5%

5-year Nov average: **96****Closed Sales****73****↓ -12.0%**from Oct 2019:
83**↓ -19.8%**from Nov 2018:
91

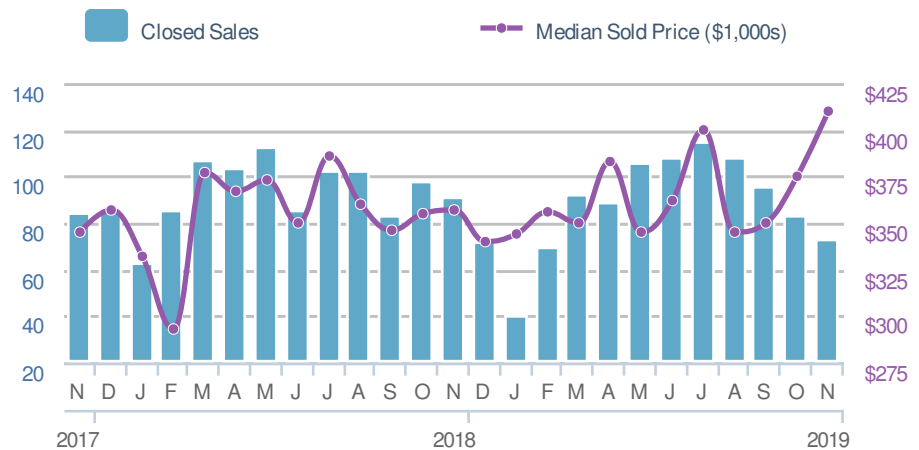
YTD	2019	2018	+/-
	977	1,028	-5.0%

5-year Nov average: **83****New Pendings****67****↓ -11.8%**from Oct 2019:
76**↓ -8.2%**from Nov 2018:
73

YTD	2019	2018	+/-
	1,014	1,044	-2.9%

5-year Nov average: **72****Median Sold Price****\$410,000****↑ 9.3%**from Oct 2019:
\$375,000**↑ 14.8%**from Nov 2018:
\$357,000

YTD	2019	2018	+/-
	\$361,000	\$359,500	0.4%

5-year Nov average: **\$370,833****Active Listings****270**

Oct 2019	Nov 2018
303	220

Median Days to Contract**18**

Oct 2019	Nov 2018	YTD
18	18	18

Avg Sold to OLP Ratio**95.1%**

Oct 2019	Nov 2018	YTD
97.5%	96.2%	96.8%

November 2019

Smyrna, GA - Townhouse

New Listings**46****↓ -27.0%**from Oct 2019:
63**↑ 84.0%**from Nov 2018:
25

YTD	2019	2018	+/-
	581	515	12.8%

5-year Nov average: **32****Closed Sales****25****↓ -21.9%**from Oct 2019:
32**↓ -7.4%**from Nov 2018:
27

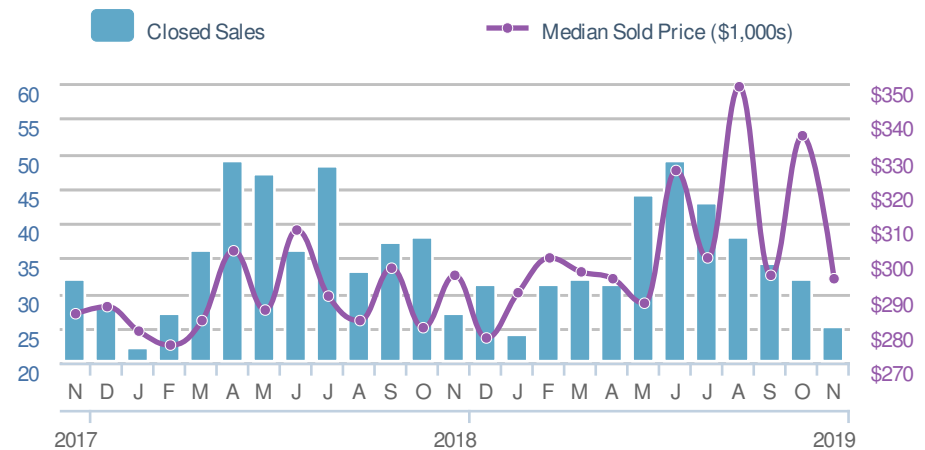
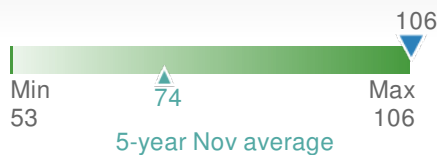
YTD	2019	2018	+/-
	383	400	-4.3%

5-year Nov average: **28****New Pendings****33****↑ 37.5%**from Oct 2019:
24**↑ 26.9%**from Nov 2018:
26

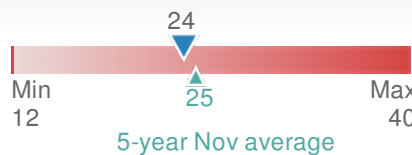
YTD	2019	2018	+/-
	400	406	-1.5%

5-year Nov average: **26****Median Sold Price****\$294,900****↓ -12.2%**from Oct 2019:
\$335,750**↔ -0.0%**from Nov 2018:
\$295,000

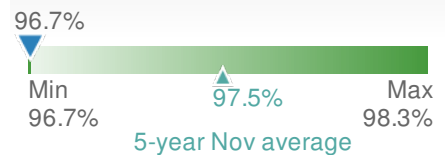
YTD	2019	2018	+/-
	\$302,500	\$288,000	5.0%

5-year Nov average: **\$291,383****Active Listings****106**

Oct 2019	Nov 2018
111	53

Median Days to Contract**24**

Oct 2019	Nov 2018	YTD
19	12	16

Avg Sold to OLP Ratio**96.7%**

Oct 2019	Nov 2018	YTD
97.3%	98.3%	97.8%

November 2019**Smyrna, GA - Condo/Coop****New Listings****19****↓ -32.1%**from Oct 2019:
28**↔ 0.0%**from Nov 2018:
19

YTD	2019	2018	+/-
	272	282	-3.5%

5-year Nov average: **19****Closed Sales****11****↓ -21.4%**from Oct 2019:
14**↓ -54.2%**from Nov 2018:
24

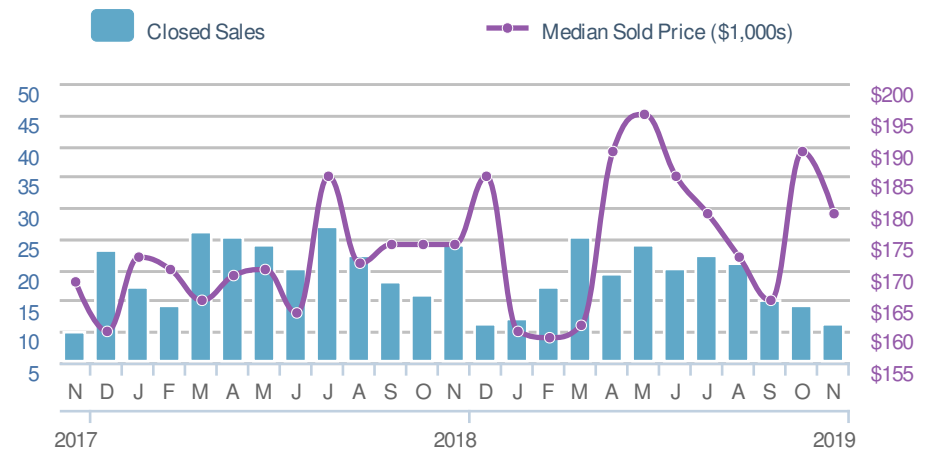
YTD	2019	2018	+/-
	200	233	-14.2%

5-year Nov average: **15****New Pending****20****↑ 100.0%**from Oct 2019:
10**↑ 33.3%**from Nov 2018:
15

YTD	2019	2018	+/-
	210	231	-9.1%

5-year Nov average: **17****Median Sold Price****\$179,900****↓ -5.3%**from Oct 2019:
\$189,950**↑ 2.9%**from Nov 2018:
\$174,750

YTD	2019	2018	+/-
	\$176,000	\$172,500	2.0%

5-year Nov average: **\$174,383****Active Listings****37**

Oct 2019	Nov 2018
45	33

Median Days to Contract**9**

Oct 2019	Nov 2018	YTD
12	10	14

Avg Sold to OLP Ratio**98.2%**

Oct 2019	Nov 2018	YTD
95.0%	98.4%	97.1%