

January 2019

All Home Types
Single Family
Townhouse
Condo/Coop

Local Market Insight

Woodstock, 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

Woodstock, GA

New Listings**225****↑ 102.7%**from Dec 2018:
111**↑ 13.6%**from Jan 2018:
198

YTD	2019	2018	+/-
	225	198	13.6%

5-year Jan average: **212****Closed Sales****82****↓ -23.4%**from Dec 2018:
107**↓ -28.1%**from Jan 2018:
114

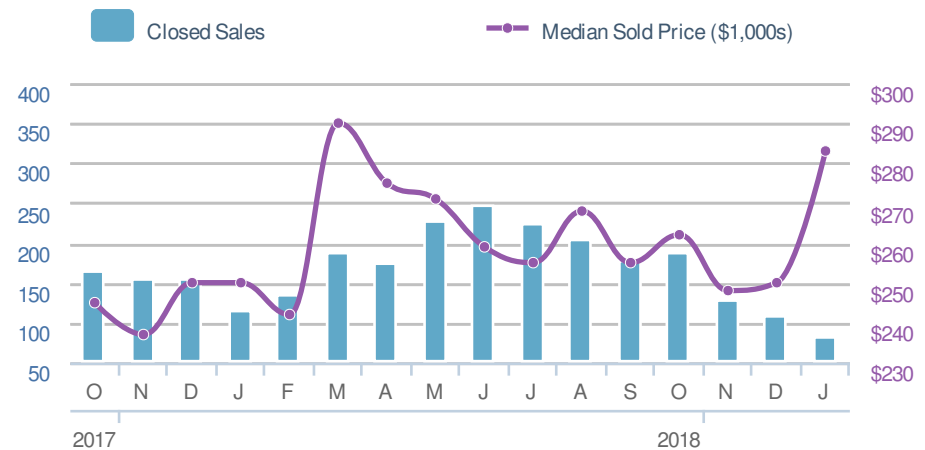
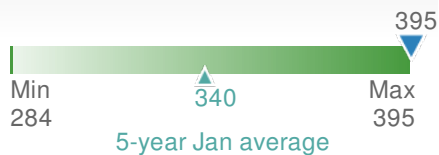
YTD	2019	2018	+/-
	82	114	-28.1%

5-year Jan average: **98****New Pendings****161****↑ 59.4%**from Dec 2018:
101**↑ 1.9%**from Jan 2018:
158

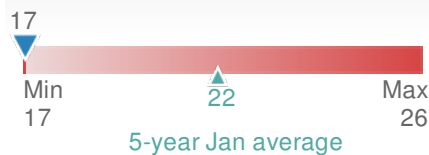
YTD	2019	2018	+/-
	161	158	1.9%

5-year Jan average: **160****Median Sold Price****\$283,750****↑ 13.4%**from Dec 2018:
\$250,125**↑ 13.5%**from Jan 2018:
\$250,000

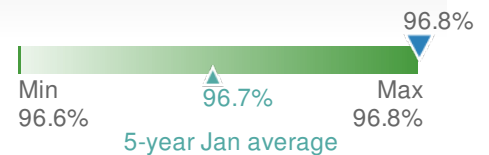
YTD	2019	2018	+/-
	\$283,750	\$250,000	13.5%

5-year Jan average: **\$266,875****Active Listings****395**

Dec 2018	Jan 2018
365	284

Median Days to Contract**17**

Dec 2018	Jan 2018	YTD
20	26	17

Avg Sold to OLP Ratio**96.8%**

Dec 2018	Jan 2018	YTD
97.1%	96.6%	96.8%

January 2019**Woodstock, GA - Single Family****New Listings****187****↑ 94.8%**from Dec 2018:
96**↑ 10.7%**from Jan 2018:
169

YTD	2019	2018	+/-
	187	169	10.7%

5-year Jan average: **178****Closed Sales****76****↓ -19.1%**from Dec 2018:
94**↓ -26.2%**from Jan 2018:
103

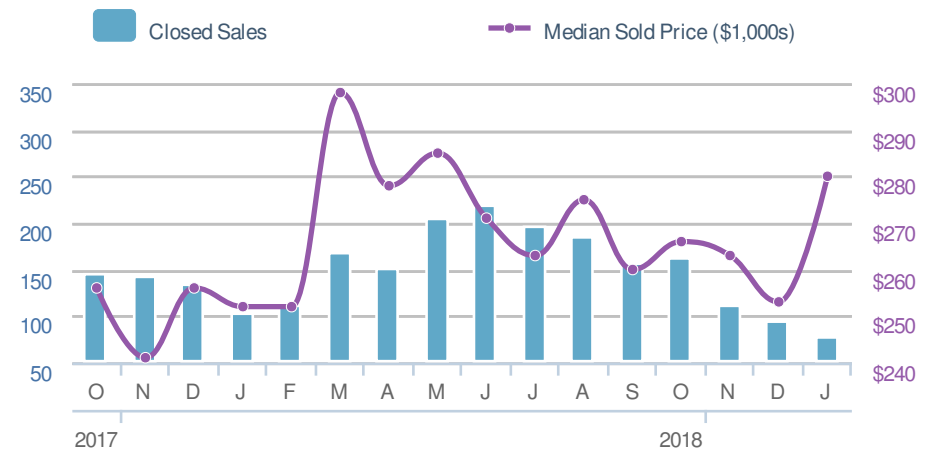
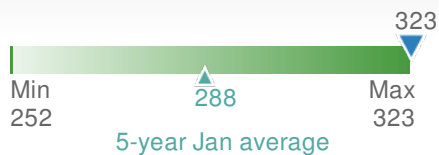
YTD	2019	2018	+/-
	76	103	-26.2%

5-year Jan average: **90****New Pending****132****↑ 40.4%**from Dec 2018:
94**↓ -1.5%**from Jan 2018:
134

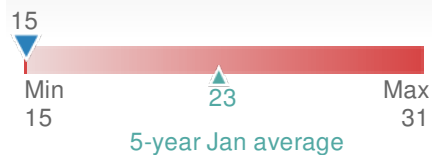
YTD	2019	2018	+/-
	132	134	-1.5%

5-year Jan average: **133****Median Sold Price****\$280,250****↑ 10.5%**from Dec 2018:
\$253,625**↑ 11.0%**from Jan 2018:
\$252,400

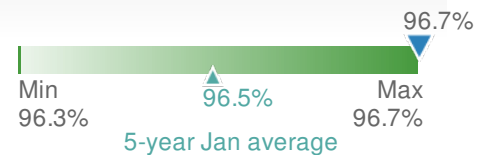
YTD	2019	2018	+/-
	\$280,250	\$252,400	11.0%

5-year Jan average: **\$266,325****Active Listings****323**

Dec 2018	Jan 2018
299	252

Median Days to Contract**15**

Dec 2018	Jan 2018	YTD
23	31	15

Avg Sold to OLP Ratio**96.7%**

Dec 2018	Jan 2018	YTD
96.9%	96.3%	96.7%

January 2019

Woodstock, GA - Townhouse

New Listings

31

↑ 138.5%

from Dec 2018:
13

↑ 24.0%

from Jan 2018:
25

YTD	2019	2018	+/-
	31	25	24.0%

5-year Jan average: 28

Closed Sales

6

↓ -40.0%

from Dec 2018:
10

↓ -33.3%

from Jan 2018:
9

YTD	2019	2018	+/-
	6	9	-33.3%

5-year Jan average: 8

New Pending

24

↑ 300.0%

from Dec 2018:
6

↔ 0.0%

from Jan 2018:
24

YTD	2019	2018	+/-
	24	24	0.0%

5-year Jan average: 24

Median Sold Price

\$376,030

↑ 72.9%

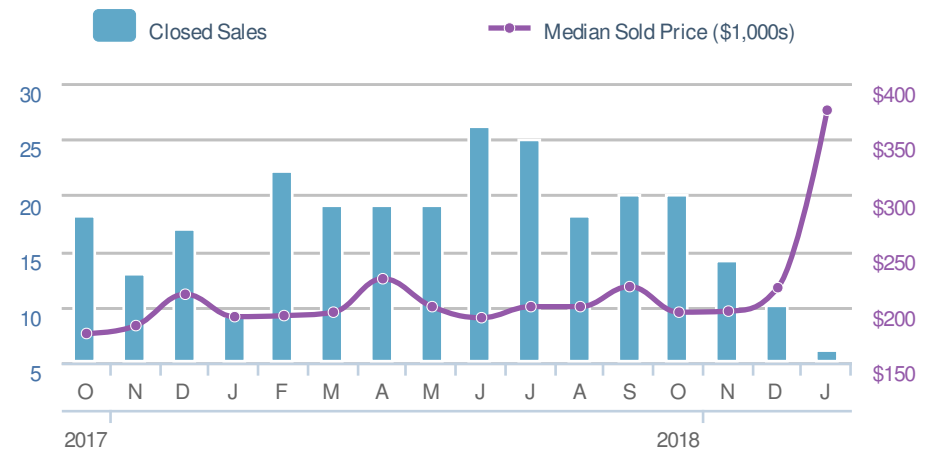
from Dec 2018:
\$217,500

↑ 96.9%

from Jan 2018:
\$191,000

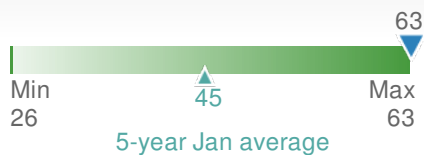
YTD	2019	2018	+/-
	\$376,030	\$191,000	96.9%

5-year Jan average: \$283,515



Active Listings

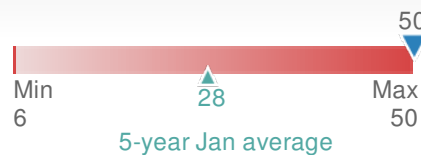
63



Dec 2018	Jan 2018
58	26

Median Days to Contract

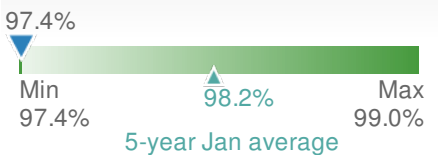
50



Dec 2018	Jan 2018	YTD
10	6	50

Avg Sold to OLP Ratio

97.4%



Dec 2018	Jan 2018	YTD
98.7%	99.0%	97.4%

January 2019**Woodstock, GA - Condo/Coop****New Listings****7****↑ 250.0%**from Dec 2018:
2**↑ 75.0%**from Jan 2018:
4

YTD	2019	2018	+/-
	7	4	75.0%

5-year Jan average: **6****Closed Sales****0****↓ -100.0%**from Dec 2018:
3**↓ -100.0%**from Jan 2018:
2

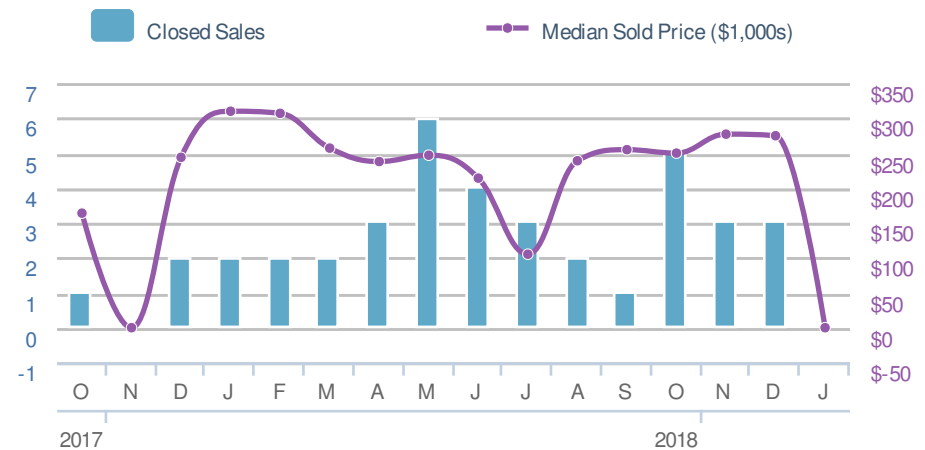
YTD	2019	2018	+/-
	0	2	-100.0%

5-year Jan average: **1****New Pendings****5****↑ 400.0%**from Dec 2018:
1**↔ 0.0%**from Jan 2018:
0

YTD	2019	2018	+/-
	5	0	0.0%

5-year Jan average: **3****Median Sold Price****\$0****↓ -100.0%**from Dec 2018:
\$275,000**↓ -100.0%**from Jan 2018:
\$310,500

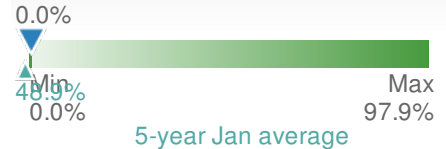
YTD	2019	2018	+/-
	\$0	\$310,500	-100.0%

5-year Jan average: **\$155,250****Active Listings****9**

Dec 2018	Jan 2018
8	6

Median Days to Contract**0**

Dec 2018	Jan 2018	YTD
17	28	0

Avg Sold to OLP Ratio**0.0%**

Dec 2018	Jan 2018	YTD
97.3%	97.9%	0.0%