

Local Market Update – January 2020

A Research Tool Provided by Georgia Association of REALTORS



Cobb County

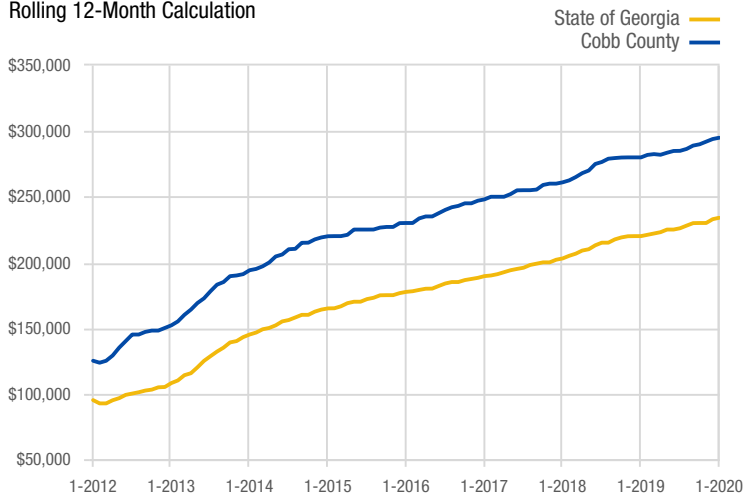
Single Family	January			Year to Date		
	2019	2020	% Change	Thru 1-2019	Thru 1-2020	% Change
Key Metrics						
New Listings	842	823	- 2.3%	842	823	- 2.3%
Pending Sales	648	666	+ 2.8%	648	666	+ 2.8%
Closed Sales	443	491	+ 10.8%	443	491	+ 10.8%
Days on Market Until Sale	47	51	+ 8.5%	47	51	+ 8.5%
Median Sales Price*	\$260,000	\$292,000	+ 12.3%	\$260,000	\$292,000	+ 12.3%
Average Sales Price*	\$298,101	\$344,137	+ 15.4%	\$298,101	\$344,137	+ 15.4%
Percent of List Price Received*	97.6%	97.9%	+ 0.3%	97.6%	97.9%	+ 0.3%
Inventory of Homes for Sale	1,608	1,413	- 12.1%	—	—	—
Months Supply of Inventory	2.2	1.9	- 13.6%	—	—	—

Townhouse/Condo	January			Year to Date		
	2019	2020	% Change	Thru 1-2019	Thru 1-2020	% Change
Key Metrics						
New Listings	246	221	- 10.2%	246	221	- 10.2%
Pending Sales	180	189	+ 5.0%	180	189	+ 5.0%
Closed Sales	130	124	- 4.6%	130	124	- 4.6%
Days on Market Until Sale	46	47	+ 2.2%	46	47	+ 2.2%
Median Sales Price*	\$230,950	\$207,000	- 10.4%	\$230,950	\$207,000	- 10.4%
Average Sales Price*	\$251,147	\$228,265	- 9.1%	\$251,147	\$228,265	- 9.1%
Percent of List Price Received*	98.3%	97.9%	- 0.4%	98.3%	97.9%	- 0.4%
Inventory of Homes for Sale	392	329	- 16.1%	—	—	—
Months Supply of Inventory	2.0	1.7	- 15.0%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

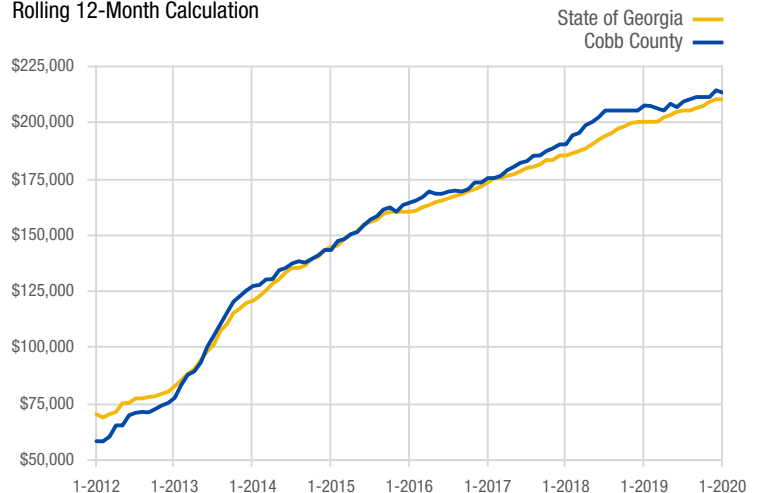
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.
Current as of February 16, 2020. All data from the multiple listing services in the state of Georgia. Report © 2020 ShowingTime.