

Local Market Update – May 2020

A Research Tool Provided by First Multiple Listing Service



Cobb County

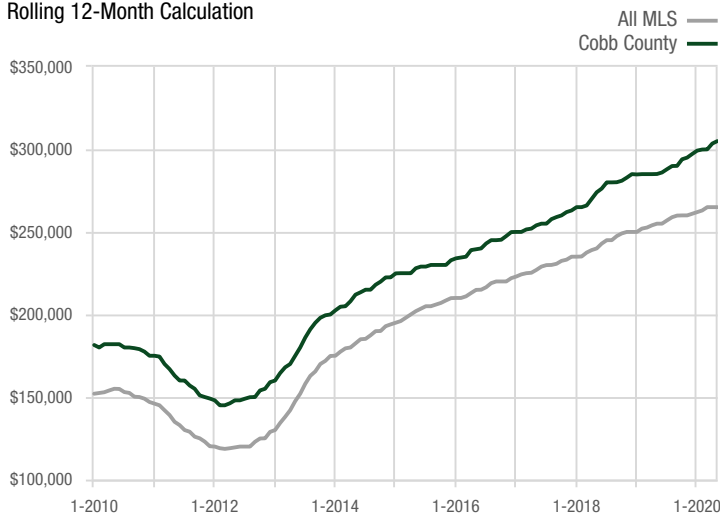
Residential Detached	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
Key Metrics						
New Listings	1,586	1,145	- 27.8%	6,396	5,358	- 16.2%
Pending Sales	1,052	978	- 7.0%	4,619	4,070	- 11.9%
Closed Sales	1,097	679	- 38.1%	3,988	3,434	- 13.9%
Days on Market Until Sale	34	32	- 5.9%	41	42	+ 2.4%
Median Sales Price*	\$305,000	\$310,000	+ 1.6%	\$290,000	\$312,000	+ 7.6%
Average Sales Price*	\$354,760	\$345,422	- 2.6%	\$340,436	\$352,936	+ 3.7%
Percent of List Price Received*	98.8%	98.7%	- 0.1%	98.4%	98.6%	+ 0.2%
Inventory of Homes for Sale	2,320	1,796	- 22.6%	—	—	—
Months Supply of Inventory	2.8	2.3	- 17.9%	—	—	—

Residential Attached	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
Key Metrics						
New Listings	370	282	- 23.8%	1,593	1,395	- 12.4%
Pending Sales	282	237	- 16.0%	1,232	1,046	- 15.1%
Closed Sales	284	141	- 50.4%	1,053	901	- 14.4%
Days on Market Until Sale	37	37	0.0%	42	43	+ 2.4%
Median Sales Price*	\$221,500	\$229,900	+ 3.8%	\$215,000	\$230,000	+ 7.0%
Average Sales Price*	\$255,359	\$250,699	- 1.8%	\$246,582	\$253,494	+ 2.8%
Percent of List Price Received*	98.9%	98.6%	- 0.3%	98.4%	98.5%	+ 0.1%
Inventory of Homes for Sale	496	482	- 2.8%	—	—	—
Months Supply of Inventory	2.2	2.3	+ 4.5%	—	—	—

* 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.

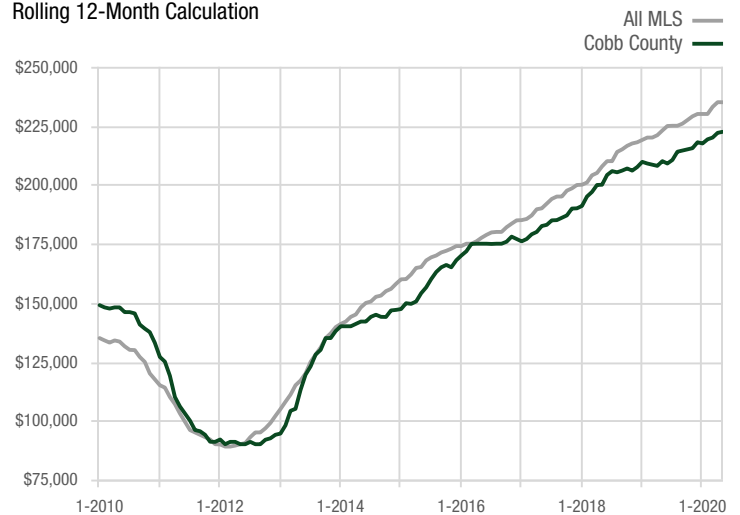
Median Sales Price - Residential Detached

Rolling 12-Month Calculation



Median Sales Price - Residential Attached

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.