

# Local Market Update – February 2020

A Research Tool Provided by Georgia Association of REALTORS



## Cobb County

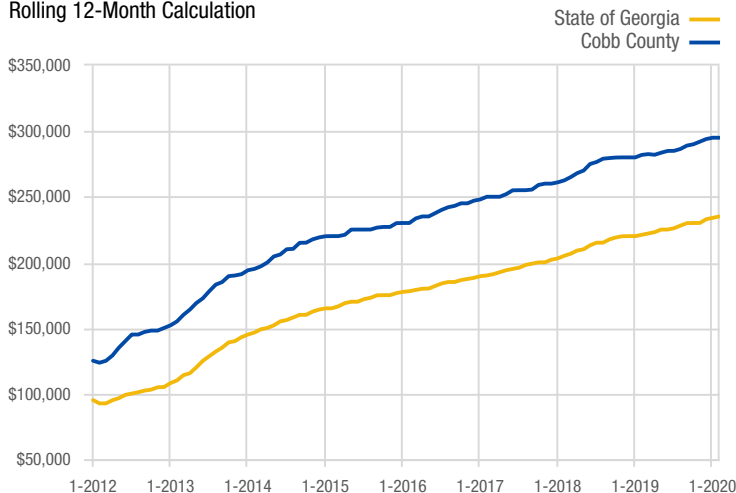
Single Family	February			Year to Date		
	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
<b>Key Metrics</b>						
New Listings	940	<b>838</b>	- 10.9%	1,782	<b>1,669</b>	- 6.3%
Pending Sales	672	<b>736</b>	+ 9.5%	1,320	<b>1,394</b>	+ 5.6%
Closed Sales	569	<b>565</b>	- 0.7%	1,012	<b>1,060</b>	+ 4.7%
Days on Market Until Sale	50	<b>47</b>	- 6.0%	49	<b>49</b>	0.0%
Median Sales Price*	\$285,450	<b>\$284,000</b>	- 0.5%	\$273,000	<b>\$290,000</b>	+ 6.2%
Average Sales Price*	\$324,331	<b>\$331,824</b>	+ 2.3%	\$312,837	<b>\$337,460</b>	+ 7.9%
Percent of List Price Received*	97.8%	<b>98.1%</b>	+ 0.3%	97.8%	<b>98.0%</b>	+ 0.2%
Inventory of Homes for Sale	1,660	<b>1,344</b>	- 19.0%	—	—	—
Months Supply of Inventory	2.2	<b>1.8</b>	- 18.2%	—	—	—

Townhouse/Condo	February			Year to Date		
	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
<b>Key Metrics</b>						
New Listings	225	<b>246</b>	+ 9.3%	471	<b>467</b>	- 0.8%
Pending Sales	188	<b>211</b>	+ 12.2%	368	<b>394</b>	+ 7.1%
Closed Sales	155	<b>165</b>	+ 6.5%	285	<b>290</b>	+ 1.8%
Days on Market Until Sale	52	<b>43</b>	- 17.3%	49	<b>45</b>	- 8.2%
Median Sales Price*	\$210,000	<b>\$227,000</b>	+ 8.1%	\$216,500	<b>\$217,500</b>	+ 0.5%
Average Sales Price*	\$230,961	<b>\$244,826</b>	+ 6.0%	\$240,168	<b>\$237,728</b>	- 1.0%
Percent of List Price Received*	98.0%	<b>98.0%</b>	0.0%	98.1%	<b>97.9%</b>	- 0.2%
Inventory of Homes for Sale	388	<b>315</b>	- 18.8%	—	—	—
Months Supply of Inventory	2.0	<b>1.6</b>	- 20.0%	—	—	—

\* 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.

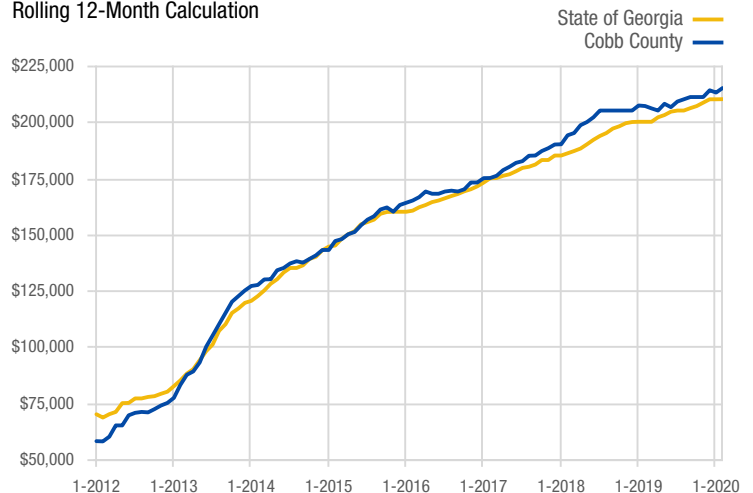
### Median Sales Price - Single Family

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 March 16, 2020. All data from the multiple listing services in the state of Georgia. Report © 2020 ShowingTime.