

# MARKET ACTION REPORT

January 2019

## City: Sandy Springs



Andrei Semenov, Realtor

Coldwell Banker Residential Brokerage



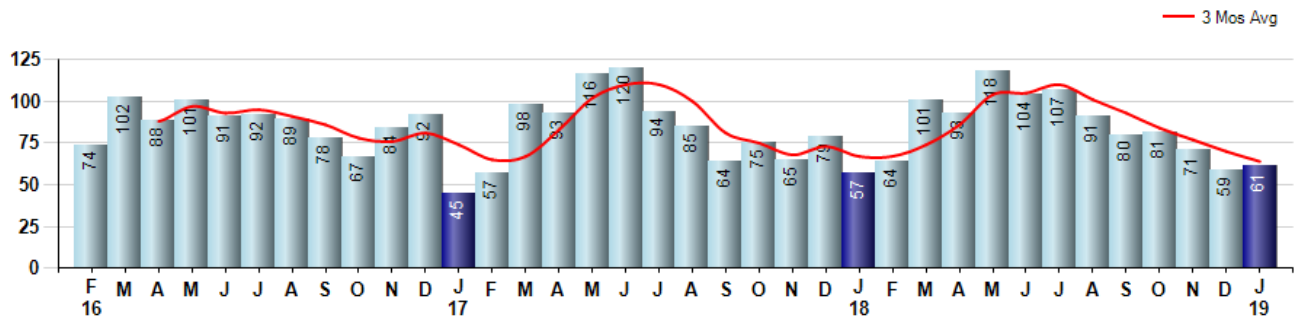
Price Range: 0 to 999999999 | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$659,450	↑		↓				
Average List Price of all Current Listings	\$809,345	↔		↓				
January Median Sales Price	\$497,500	↑	↑	↑	↑	\$497,500	↑	↑
January Average Sales Price	\$595,741	↑	↑	↑	↑	\$595,741	↑	↑
Total Properties Currently for Sale (Inventory)	268	↓		↓				
January Number of Properties Sold	61	↑		↑		61	↔	
January Average Days on Market (Solds)	81	↑	↑	↑	↑	81	↑	↑
Asking Price per Square Foot (based on New Listings)	\$193	↑	↓	↓	↓	\$193	↓	↓
January Sold Price per Square Foot	\$233	↑	↑	↔	↑	\$233	↔	↑
January Month's Supply of Inventory	4.4	↓	↓	↓	↑	4.4	↓	↑
January Sale Price vs List Price Ratio	94.2%	↓	↓	↓	↓	94.2%	↓	↓

\* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year / YTD = Year-to-date

### Property Sales

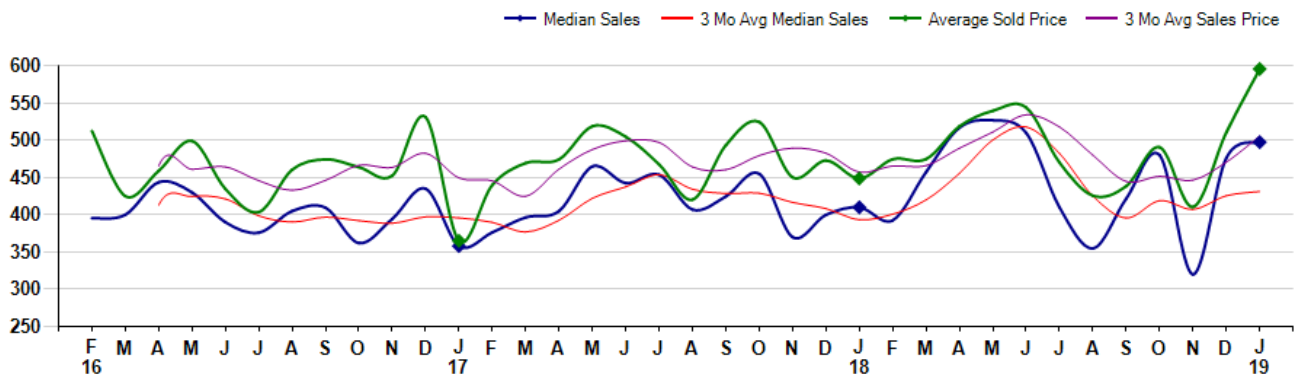
January Property sales were 61, up 7.0% from 57 in January of 2018 and 3.4% higher than the 59 sales last month. January 2019 sales were at their highest level compared to January of 2018 and 2017. January YTD sales of 61 are running 7.0% ahead of last year's year-to-date sales of 57.



### Prices

The Median Sales Price in January was \$497,500, up 21.3% from \$410,000 in January of 2018 and up 4.4% from \$476,500 last month. The Average Sales Price in January was \$595,741, up 32.7% from \$448,792 in January of 2018 and up 16.6% from \$510,714 last month. January 2019 ASP was at highest level compared to January of 2018 and 2017.

Median means Middle (the same # of properties sold above and below Median) (000's)



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Based on information from First Multiple Listing Service, Inc. for the period 2/1/2016 through 1/31/2019. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, Coldwell Banker Residential Brokerage does not guarantee the data accuracy. Data maintained by the MLS's may not reflect all real estate activity in the market.



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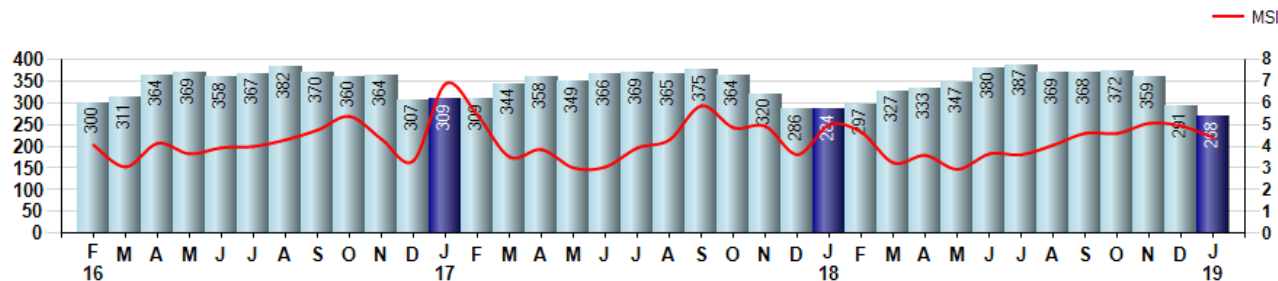
Price Range: 0 to 999999999 | Properties: Single Family Home, Townhome, Condo

### Inventory & MSI

The Total Inventory of Properties available for sale as of January was 268, down -7.9% from 291 last month and down -5.6% from 284 in January of last year. January 2019 Inventory was at the lowest level compared to January of 2018 and 2017.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The January 2019 MSI of 4.4 months was at its lowest level compared with January of 2018 and 2017.

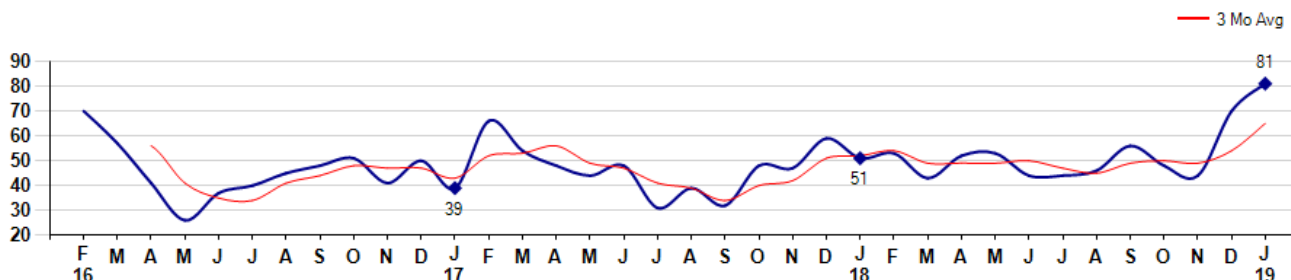
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



### Market Time

The average Days On Market (DOM) shows how many days the average Property is on the Market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for January was 81, up 15.7% from 70 days last month and up 58.8% from 51 days in January of last year. The January 2019 DOM was at its highest level compared with January of 2018 and 2017.

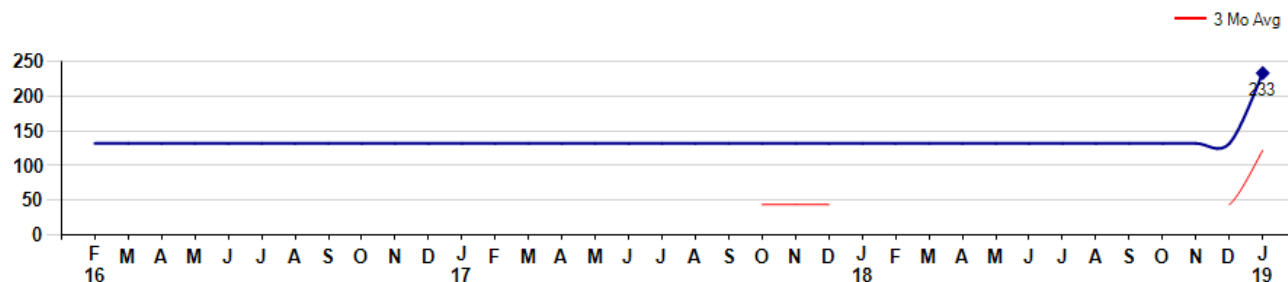
Average Days on Market (Listing to Contract) for properties sold during the month



### Selling Price per Square Foot

The Selling Price per Square Foot is a great indicator for the direction of Property values. Since Median Sales Price and Average Sales price can be impacted by the 'mix' of high or low end Properties in the market, the selling price per square foot is a more normalized indicator on the direction of Property values. The January 2019 Selling Price per Square Foot of \$233 was up 76.5% from \$132 last month and equal to \$0 in January of last year.

Average Selling Price per Square Foot for properties that sold during the month



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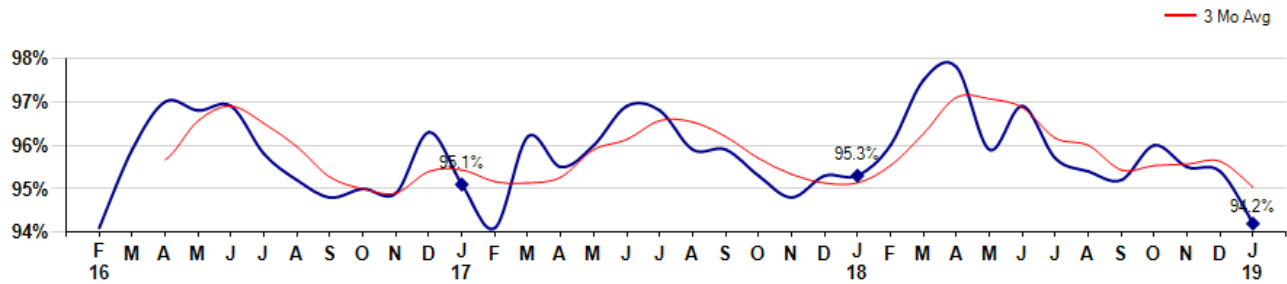


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### Selling Price vs Listing Price

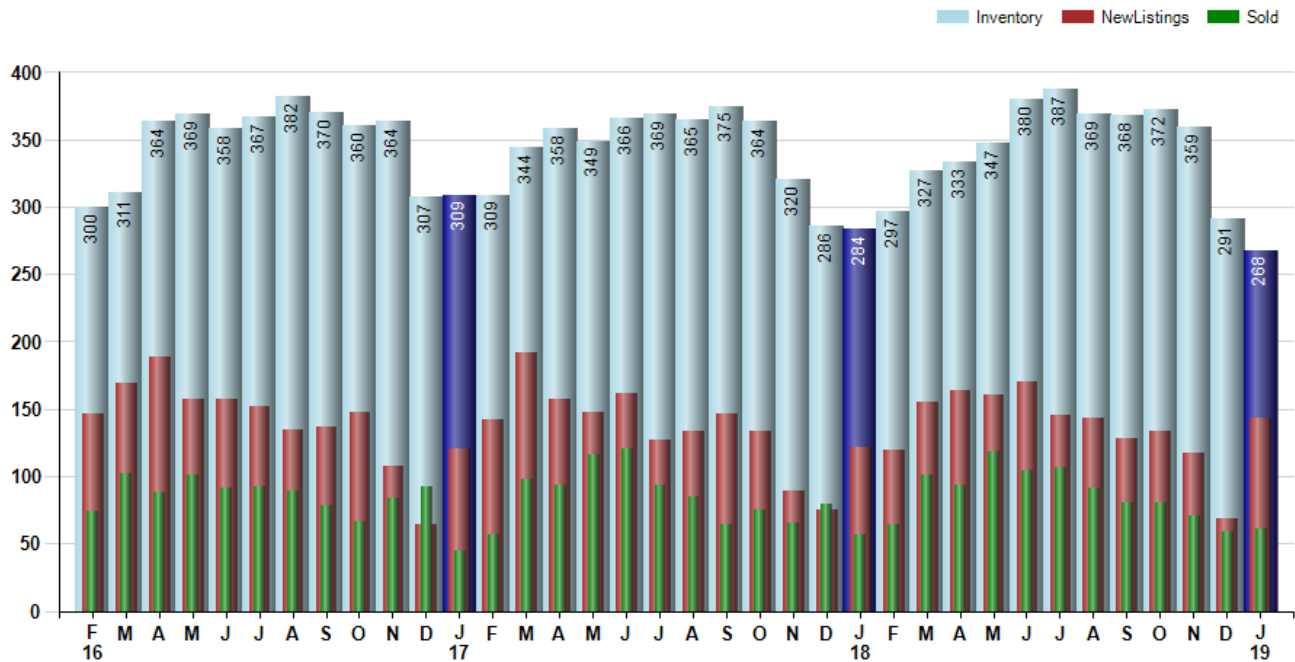
The Selling Price vs Listing Price reveals the average amount that Sellers are agreeing to come down from their list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The January 2019 Selling Price vs List Price of 94.2% was down from 95.4% last month and down from 95.3% in January of last year.

Avg Selling Price divided by Avg Listing Price for sold properties during the month



### Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in January 2019 was 143, up 107.2% from 69 last month and up 17.2% from 122 in January of last year.



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