

Local Market Update – February 2021

A Research Tool Provided by First Multiple Listing Service



Clayton County

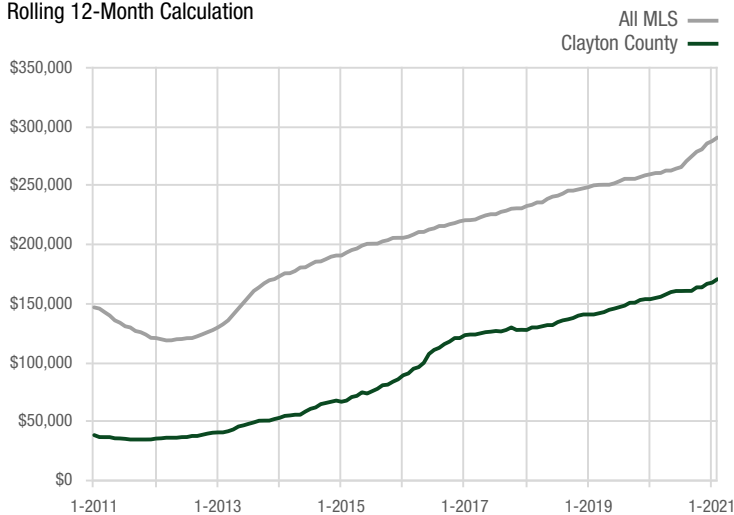
Residential Detached	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
Key Metrics						
New Listings	168	125	- 25.6%	326	276	- 15.3%
Pending Sales	131	140	+ 6.9%	256	261	+ 2.0%
Closed Sales	100	113	+ 13.0%	220	207	- 5.9%
Days on Market Until Sale	59	15	- 74.6%	53	17	- 67.9%
Median Sales Price*	\$159,950	\$175,000	+ 9.4%	\$155,000	\$172,000	+ 11.0%
Average Sales Price*	\$162,295	\$179,022	+ 10.3%	\$158,446	\$180,302	+ 13.8%
Percent of List Price Received*	97.4%	100.6%	+ 3.3%	97.7%	99.8%	+ 2.1%
Inventory of Homes for Sale	326	126	- 61.3%	—	—	—
Months Supply of Inventory	2.4	1.0	- 58.3%	—	—	—

Residential Attached	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
Key Metrics						
New Listings	16	23	+ 43.8%	40	41	+ 2.5%
Pending Sales	13	16	+ 23.1%	28	39	+ 39.3%
Closed Sales	8	16	+ 100.0%	30	31	+ 3.3%
Days on Market Until Sale	35	30	- 14.3%	40	25	- 37.5%
Median Sales Price*	\$119,000	\$130,000	+ 9.2%	\$116,500	\$120,000	+ 3.0%
Average Sales Price*	\$116,968	\$123,509	+ 5.6%	\$120,258	\$104,344	- 13.2%
Percent of List Price Received*	98.0%	100.0%	+ 2.0%	98.7%	98.3%	- 0.4%
Inventory of Homes for Sale	37	27	- 27.0%	—	—	—
Months Supply of Inventory	2.3	1.8	- 21.7%	—	—	—

* 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.

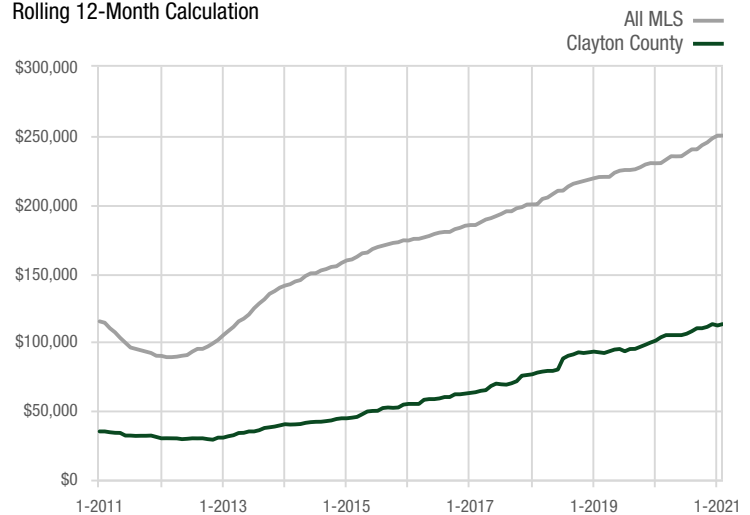
Median Sales Price - Residential Detached

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.