

South Forsyth - A Healthy Market

Months of Inventory @ Beginning of Month

\$200,000 to \$600,000 List Price

	Aug 2006	Feb 2007	Aug 2007
221-South	4.5	7.0	7.6
Forsyth	6.1	8.3	8.6
Atlanta Metro	7.1	8.5	9.0

All List Prices

	Aug 2006	Feb 2007	Aug 2007
221-South	5.9	8.9	9.0
Forsyth	6.5	8.5	9.0
Atlanta Metro	7.0	9.1	10.6

The area known by local REALTORS as “221 South” is the area east of 400 in the South Forsyth High School District. While inventory is relatively high, the pace of sales is near last year ... NOT BAD at all!

At 7.6 months of inventory, **221-South from \$200,000 to \$600,000 is a healthy market** where the best homes - the ones with the features, upgrades and condition buyers want - will, with marketing, sell relatively quickly for a good price.*

Condition, appeal and marketing continue to sell homes!

*The 4.5 months of inventory at this time last year was a HOT sellers market. May through July sales were 96.5% of the same period last year.



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