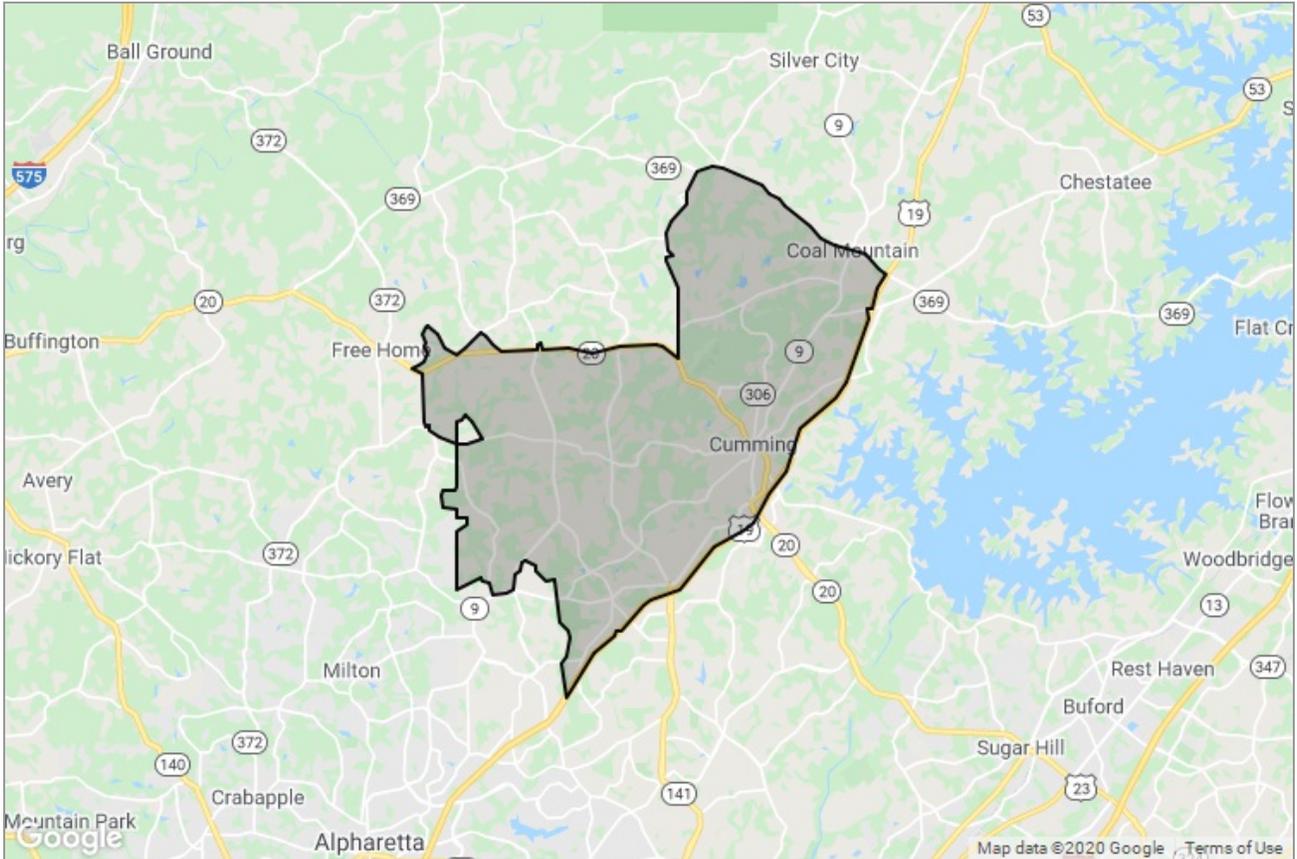




First in Georgia Real Estate

MARKET ACTIVITY REPORT

Cumming, GA 30040



Presented by

Alina Zingleman | Broker



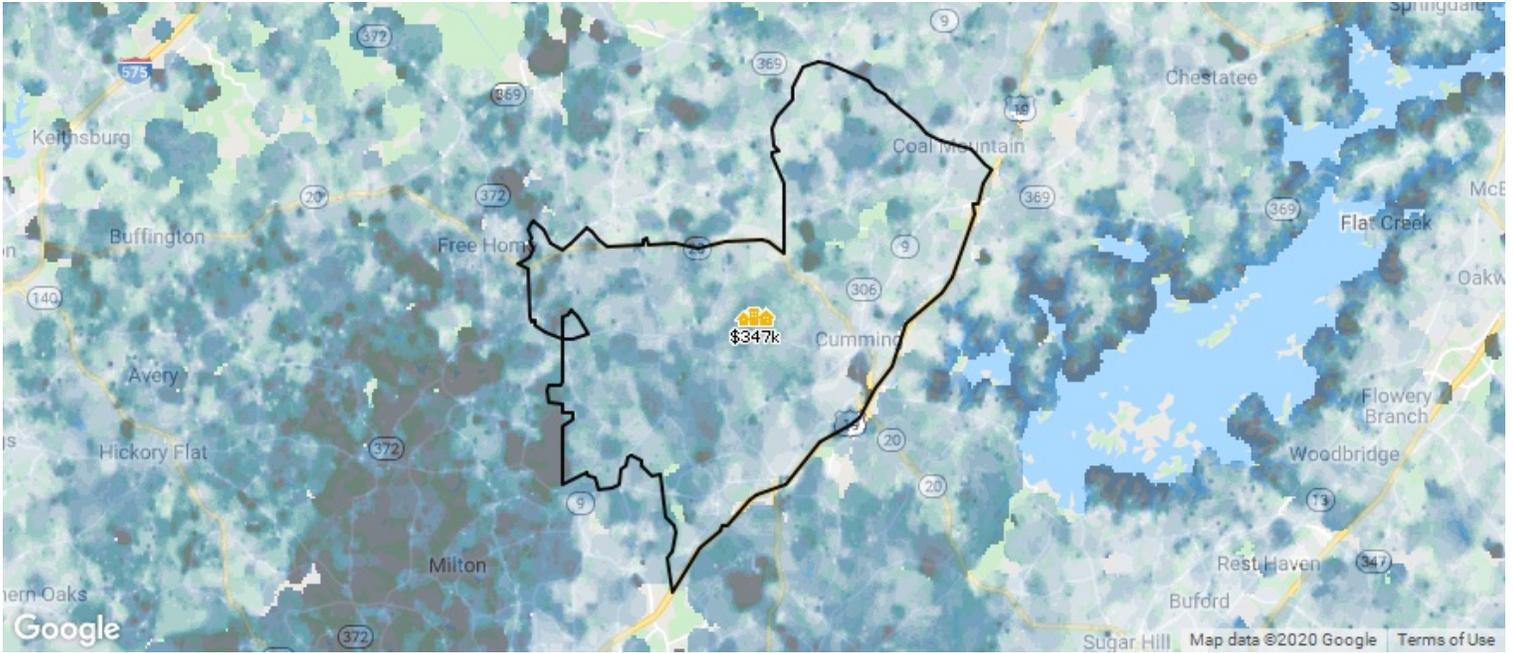
Work: (404) 509-0746

Main: alina@zinglemanrealty.com

Broker: www.zinglemanrealty.com

Cumming, GA 30040

Market Snapshot: Estimated Home Values



Legend: $< \$100k$ $\$450k$ $\$20m$

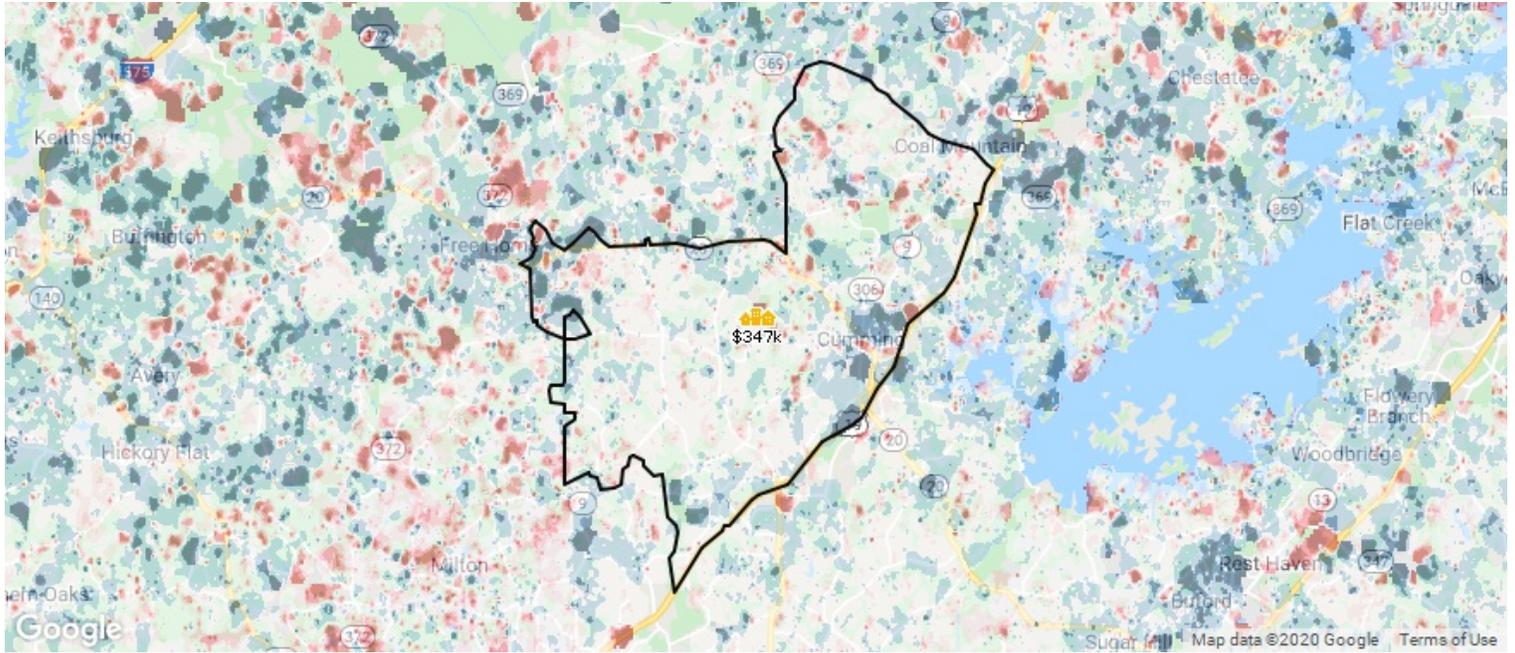
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p>\$347K</p> <p>Updated: 7/31/2020</p>	<p>Change Over Last Month</p> <p>↑ 0.67%</p>	<p>Change Over Last Quarter</p> <p>↑ 0.67%</p>	<p>Change Over Last 12 Months</p> <p>↑ 7.55%</p>	<p>Change Over Last 24 Months</p> <p>↑ 10.47%</p>
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*About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.*

Cumming, GA 30040

Market Snapshot: 12-Month Change in Estimated Value



-15% 2.5% +20%

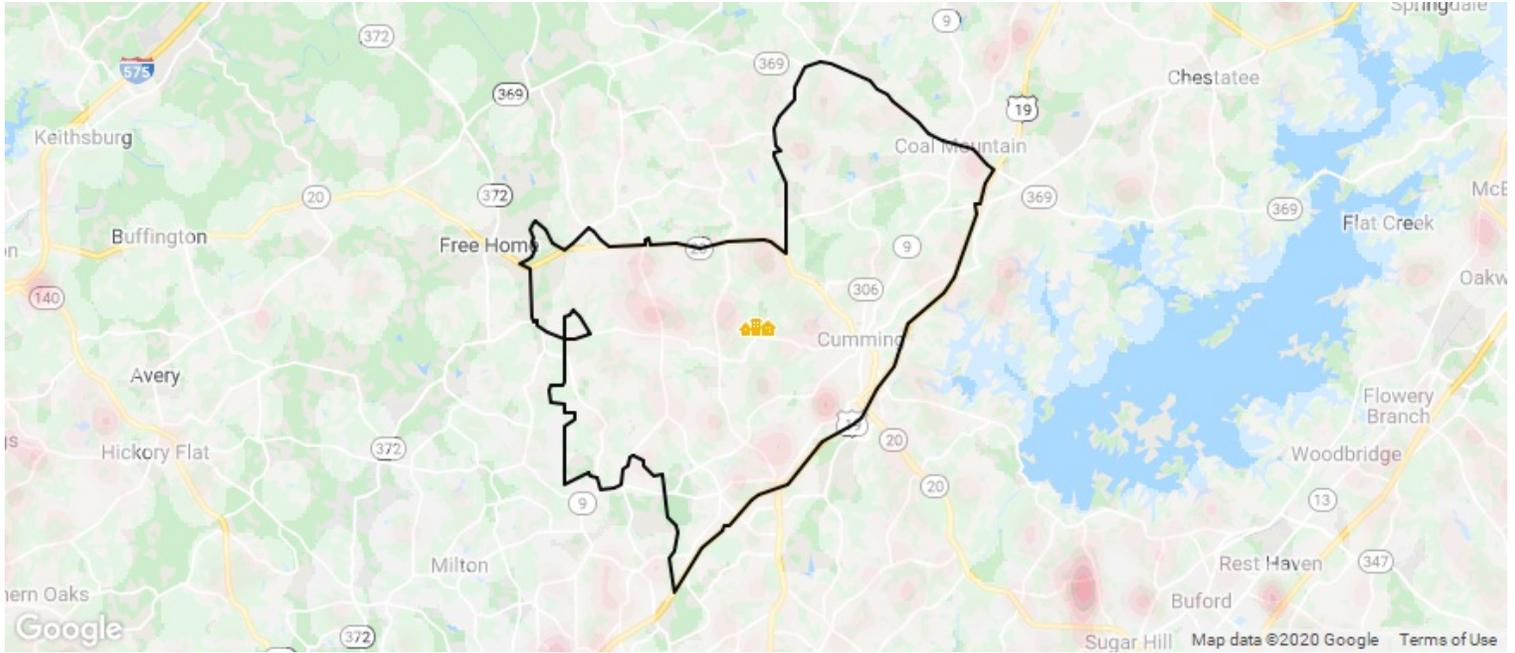
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p>\$347K</p> <p>Updated: 7/31/2020</p>	<p>Change Over Last 12 Months</p> <p>↑ 7.55%</p>	<p>Change Over Last 24 Months</p> <p>↑ 10.47%</p>	<p>Change Over Last 36 Months</p> <p>↑ 18.53%</p>
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About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Cumming, GA 30040

Market Snapshot: Concentration of Distressed Properties



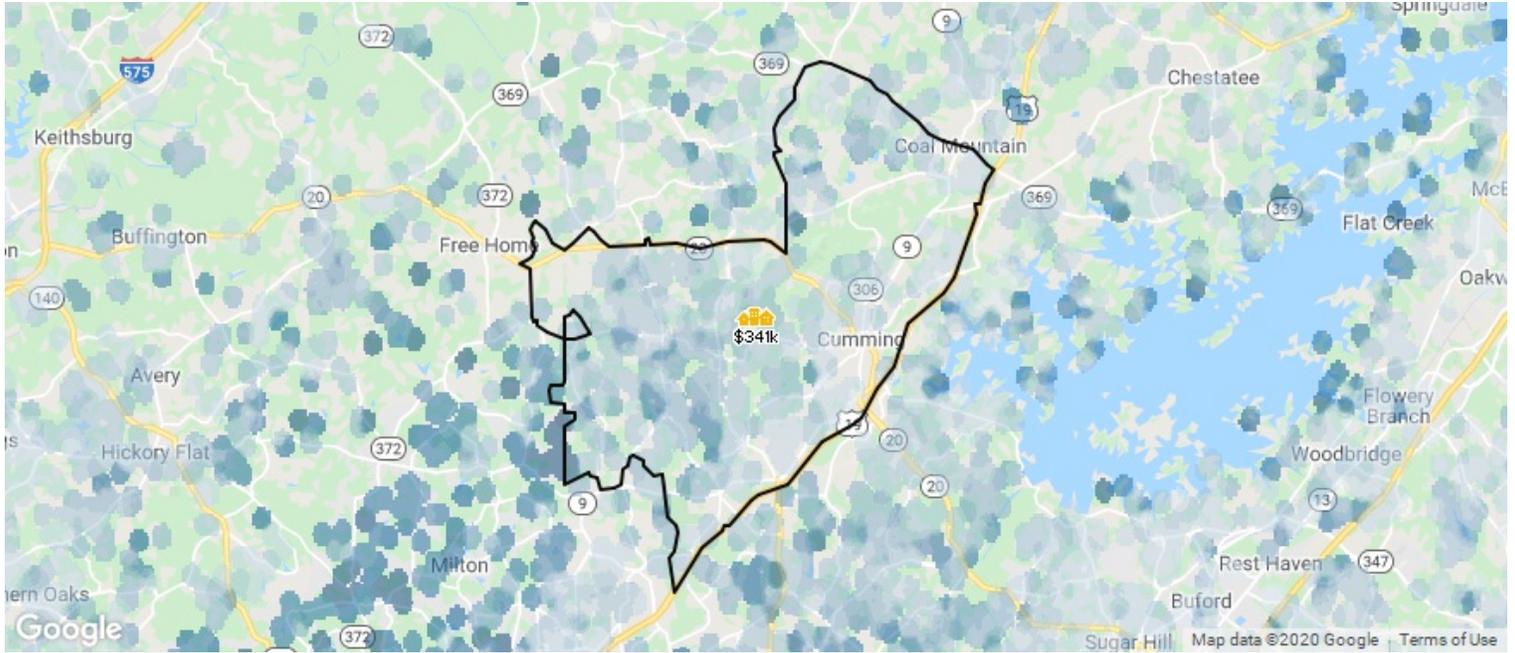
This map layer shows the concentration of distressed properties, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p>Total # of Distressed Properties</p> <p>14</p> <p>Updated: 8/13/2020</p>	<p># of Pre-Foreclosures</p> <p>11</p>	<p># of Foreclosures</p> <p>3</p>	<p># of Short Sales</p> <p>0</p>
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About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 8/13/2020.

Cumming, GA 30040

Market Snapshot: Sales Price



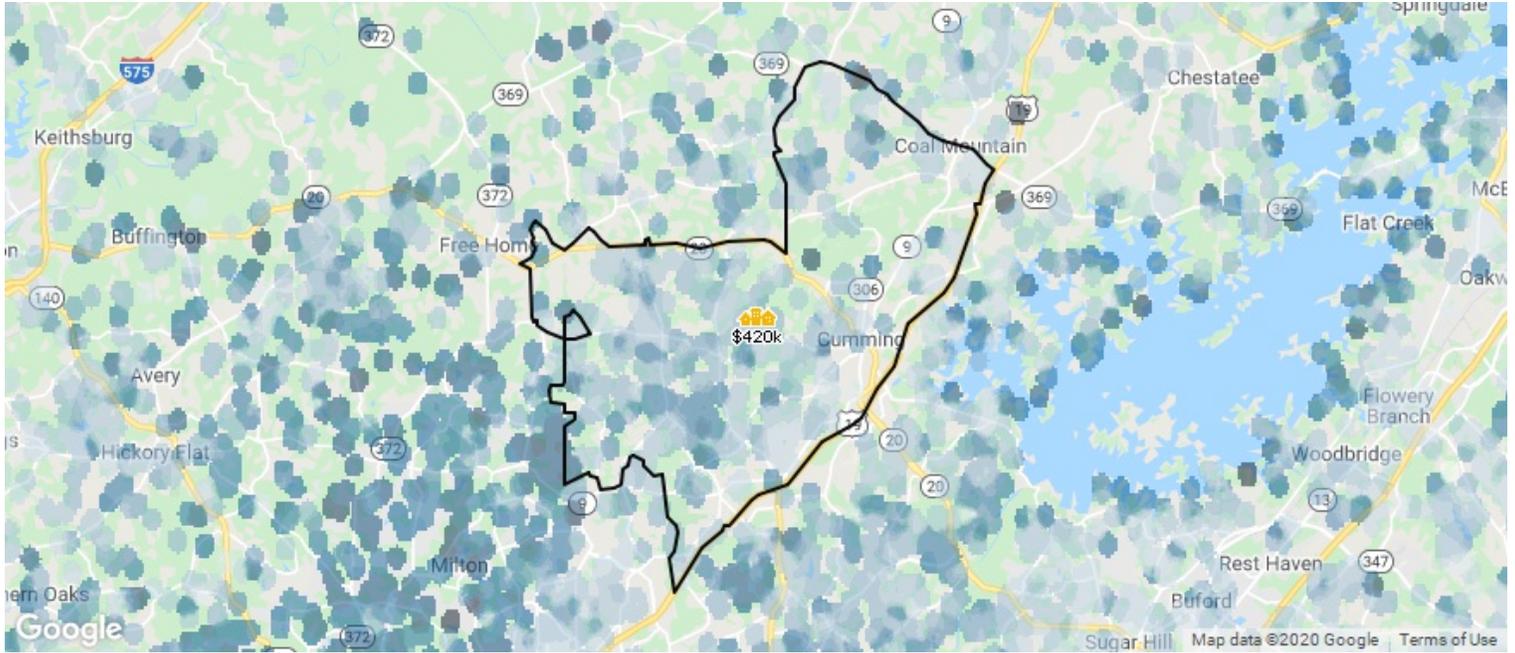
This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p>Median Sales Price</p> <p>\$341K</p> <p>Updated: 6/30/2020</p>	<p>Change Over Last Month</p> <p>↓ 1.17%</p>	<p>Change Over Last Quarter</p> <p>↓ 7.21%</p>	<p>Change Over Last 12 Months</p> <p>↓ 2.59%</p>	<p>Change Over Last 24 Months</p> <p>↑ 1.17%</p>
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About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Cumming, GA 30040

Market Snapshot: List Price



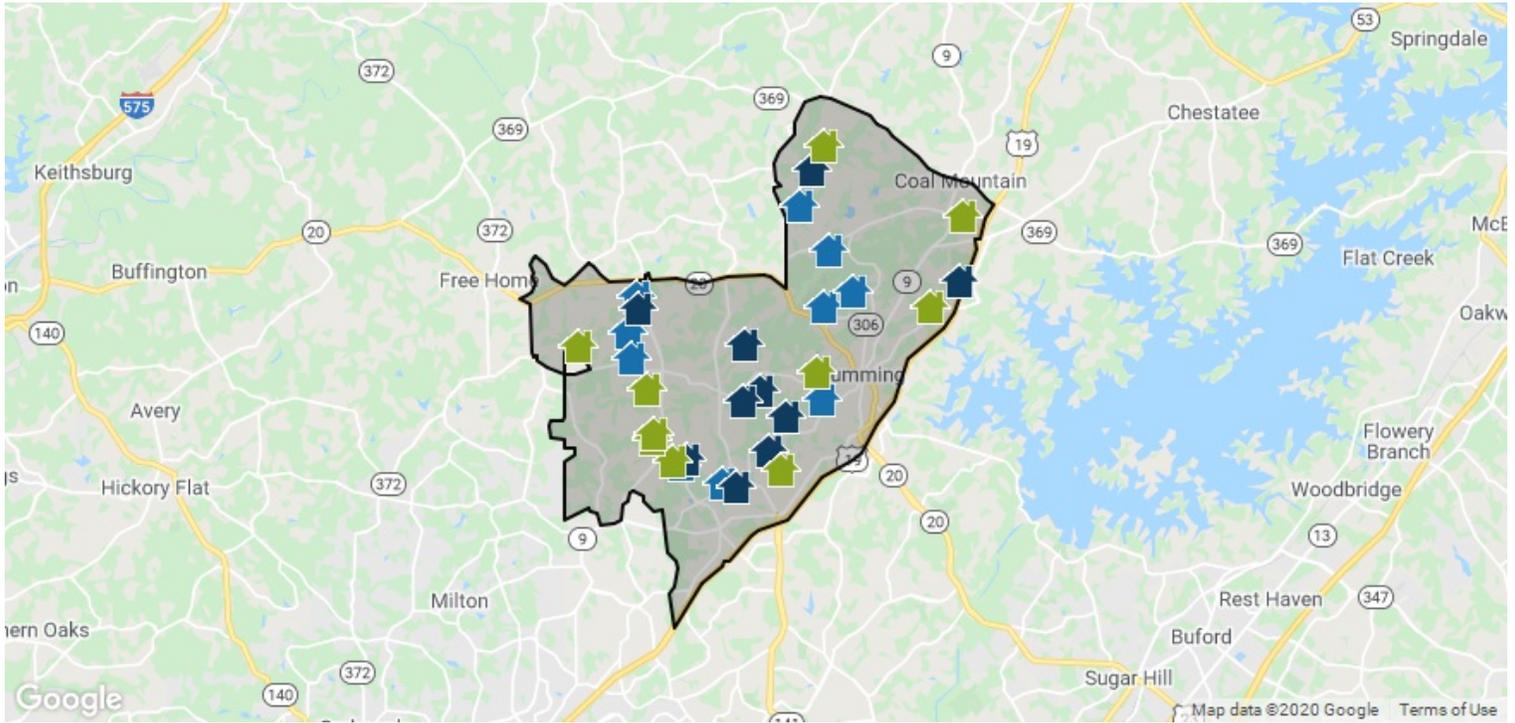
<\$100k
 \$500k
 >\$5m

This map layer shows the average listing price for properties in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p>Median List Price</p> <p>\$420K</p> <p>Updated: 6/30/2020</p>	<p>Change Over Last Month</p> <p>↑ 2.69%</p>	<p>Change Over Last Quarter</p> <p>↑ 5%</p>	<p>Change Over Last 12 Months</p> <p>↑ 7.78%</p>	<p>Change Over Last 24 Months</p> <p>↑ 9.69%</p>
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About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

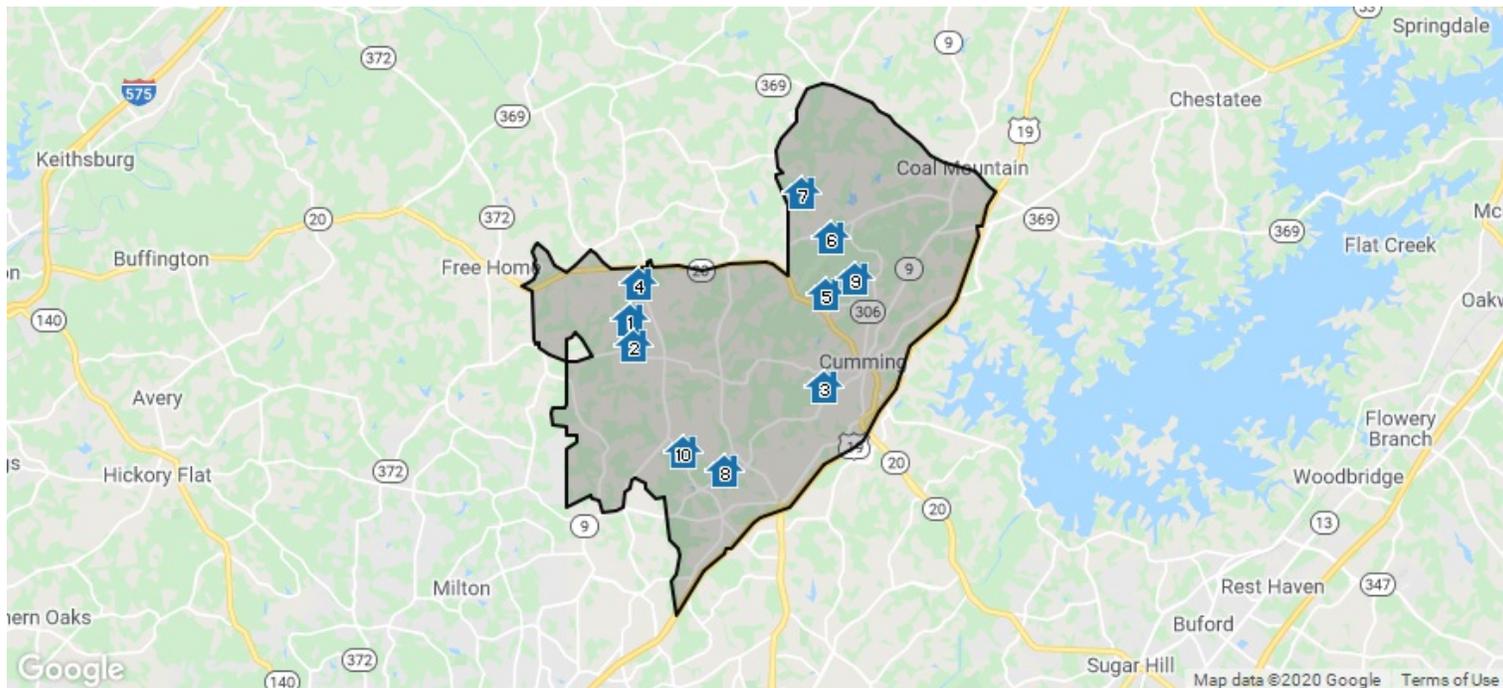
Market Activity Summary Stats



Search Criteria | **Location:** Cumming, GA 30040; **Date:** Changes in the Last 3 Months; **Change Types:** New Listings, Pending, New Distressed, Recently Sold; **Property Types:** Single Family Residence, Condo/Townhouse/Apt, Coop; **Beds:** 3 – No Max; **Baths:** 2 – No Max; **Maximum Properties per Status:** 10; **Sort Order:** Recently updated

	 New Listings	 Pending Listings	 Recently Sold
Number of Properties	10	10	10
Low Price / Value	\$239,900	\$204,900	\$210,500
Median Price / Value	\$369,950	\$382,895	\$389,500
High Price / Value	\$625,000	\$684,900	\$795,000
Average Price / Sq. Ft.	\$128	\$128	\$140
Median Price / Sq. Ft.	\$126	\$133	\$137
Average Days in RPR	14	88	53
Median Days in RPR	3	77	40
Total Volume	\$3,940,700	\$4,240,490	\$4,313,900

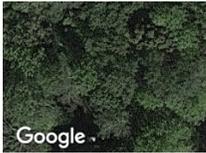
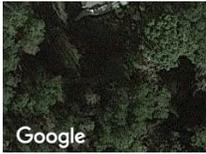
Cumming, GA 30040



New Listings: 10

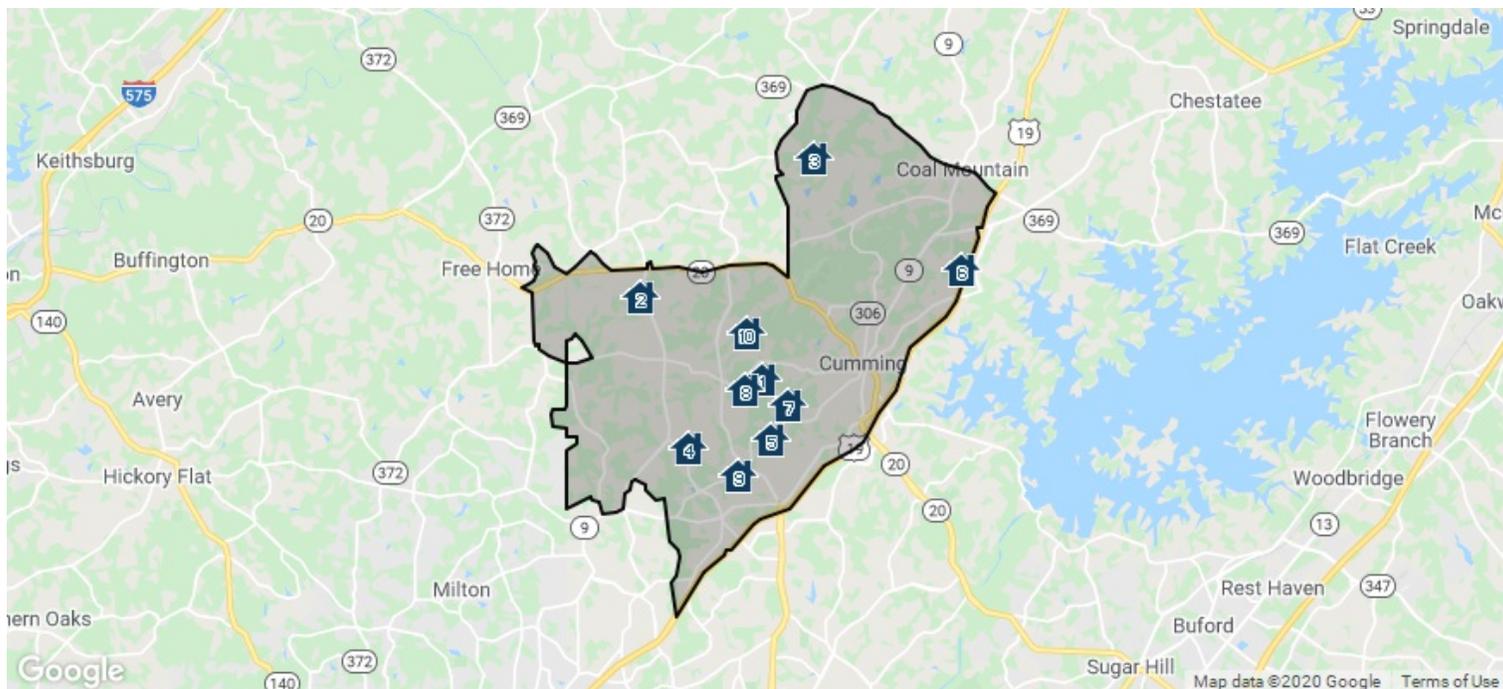
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
 <p>1 FOR SALE • New, Active: 8/12/2020 MLS ID: 6764149</p> <p>4750 Ansley Ln Single Family 4/4 2,823 sq ft 33,105 1994 8/12/2020 \$349,900 \$124</p> <p>Brand New Listing-Hot West Forsyth! Looking for an Incredible Backyard for Kids & Pets to Play?... This is It! Over 3/4 of an Acre-Very Private Fenced Backyard with Nice Flowing Creek! Terrific Location-just a couple minutes from Vickery Village Restaurants & Shops! So Many Nice Updates Throughout! Entire Main Level has Brand New Waterproof Wide Plank Luxury Vinyl-Beautiful Gray toned! Newer Carpet Upper level, New Interior Paint, Updated Bathrooms. Kitchen has Gorgeous Granite, Breakfast Bar, 5 Burner Gas Range, Microwave & Pantry!</p> <p><i>Listing Courtesy of Keller Williams Realty Community Partners</i></p>								
 <p>2 FOR SALE • New, Active: 8/12/2020 MLS ID: 6765658</p> <p>3950 Argentite Way Single Family 5/5 4,472 sq ft 9,147 2007 8/12/2020 \$469,000 \$105</p> <p>Upgrades galore! Home is nestled on cul-de-sac lot in the sought after Fieldstone Enclave. Home boasts hardwood floors throughout main, Separate living and Dining rooms, Great room with tons of natural light and gas fireplace, spacious kitchen w/granite and Stainless appliances, tile backsplash and walk in pantry, tray ceilings, extensive trim/crown molding, built-ins, glass French doors into oversized flex room. Staircase with iron rail leads up to Oversized master suite with dual vanities and Custom closet. Also, one junior suite, 2 additional bedrooms with Jack-</p> <p><i>Listing Courtesy of Berkshire Hathaway HomeServices Georgia Properties</i></p>								
 <p>8 FOR SALE • New, Active: 8/12/2020 MLS ID: 6766016</p> <p>3385 Castleberry Village Cir Townhouse 3/3 2,052 sq ft 435 2015 8/12/2020 \$284,900 \$139</p> <p>Located in the desirable Villages at Castleberry, townhouse is move-in ready w/upgrades and designer finishes. Open floor plan w/5 1/2 hardwood floors, 42" cabinets, granite, stainless appliances & over sized pantry. Fabulous dining area flows nicely into the greatroom w/a cozy gas fireplace. Rod iron balusters lead upstairs to the Owners' retreat which includes a large bathroom with a full size tub. Also 2 additional large secondary bedrooms that share a bathroom, a loft/office space and a laundry room. Community is minutes from The Collections, Halcyon and the Greenway.</p> <p><i>Listing Courtesy of Keller Williams Realty Atlanta Partners</i></p>								

New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.	
	 New, Active: 8/11/2020 <i>MLS ID: 6765664</i> 3930 Derby Dr	Single Family	4/3	2,523 sq ft	47,044	1996	8/11/2020	\$289,000	\$115
<p>This Pristine West Forsyth Home resides in a mature, quiet neighborhood w/o the extra expense of HOA fees. This freshly painted 4 bedroom, 3 full bath, Split Level/Raised Ranch home features a custom kitchen w/concrete counter tops, apron-front sink, over-sized cabinets with under cabinet lighting, integrated spice rack and a built-in storage closet/pantry. The dishwasher is zoned for smaller loads. Entertain your guests in this semi-open floor plan from the kitchen while putting the finishing touches on dinner or grill and entertain from the large upper deck</p> <p><i>Listing Courtesy of Hill & Associates Realty</i></p>									
	 New, Active: 8/1/2020 <i>MLS ID: 6760677</i> 1965 Goldmine Dr	Single Family	4/3	2,648 sq ft	137,214	1972	8/1/2020	\$340,000	\$128
<p>Enjoy mountain living while being close to town. This private home sits on 3+ acres surrounded by hardwoods and nature. Many quality updates include: a lifetime metal roof, new appliances, paver patio, hot tub, 80 gallon water heater, auto light bar in all closets, newer granite in main kitchen and lower level kitchenette plus many more items. Perfect home for multi generational family or teen suite with the second kitchen in the lower level of this must see split level home. NO HOA. Plenty of room to add a pool, workshop or additional pad to park an RV.</p> <p><i>Listing Courtesy of Keller Williams Realty Atlanta Partners</i></p>									
	 New, Active: 7/29/2020 <i>MLS ID: 6751605</i> 4715 Arbor Meadows Dr	Single Family	5/5	4,761 sq ft	90,604	2005	7/29/2020	\$535,000	\$112
<p>STUNNING ELEGANCE abounds! Meticulously maintained home! Rocking chair front porch! 2-Story GRAND ENTRY Foyer! Hardwoods throughout the main level. Formal Dining room has Shiplap walls and an abundance of space for hosting the perfect dinner party! Office with double doors. HUGE Family Room w/Fireplace and Wall of Windows. CHEF's Gourmet Kitchen w/Granite, SS appliances, double ovens and dramatic lighting! Walk in Pantry! SUNNY Breakfast room! MASTER Suite with OVER SIZED Sitting Area. SPA Like MASTER Bath. LARGE Secondary bedrooms up with a THIRD Floor Suite!</p> <p><i>Listing Courtesy of Keller Williams Realty Atlanta Partners</i></p>									
	 Active: 6/19/2020 <i>MLS ID: 6740814</i> 2880 Astoria Ave	Single Family	6/5	5,065 sq ft	30,927	2004	6/19/2020	\$625,000	\$123
<p>Stately Brick Home with wrap around porch, five fireplaces, and three finished levels within short walk to fabulous Lake Astoria amenities of clubhouse, lake with 2 docks, swim & lighted tennis. Highlights include large & vaulted screen porch with soaring stone fireplace, custom plantation shutters throughout, hardwood floors, a coffered dining room, finished lower level, two story great room and vaulted keeping room, wonderful master retreat with fireplace & enormous walk-in closet, frameless shower door, jetted tub, double vanities, & so much more.</p> <p><i>Listing Courtesy of Lake Homes Realty, LLC.</i></p>									
	 New, Active: 8/11/2020 <i>MLS ID: 6764408</i> 6065 Bluff Heights Dr	Single Family	3/2	2,534 sq ft	9,583	2012	8/11/2020	\$390,000	\$154
<p>Beautiful ranch home in great location. This beauty has open floor plan including hardwood floors thruout living areas. Spacious foyer. Den/office w/bay window. Dining Room & Kitchen open to Great Room. Vaulted Great Room has fireplace & custom built-ins. Kitchen boasts tons of cabinets, granite counter tops, breakfast bar & large walk in pantry. Breakfast room has views of back yard & covered patio. Master suite on back of home has tiled bath. Master closet opens to laundry room, with access to hall. 2 spacious guest bedrooms w/guest bath. Wonderful neighborhood.</p> <p><i>Listing Courtesy of Berkshire Hathaway HomeServices Georgia Properties</i></p>									

New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	 FOR SALE • New, Active: 8/9/2020 <i>MLS ID: 6764474</i>							
2115 W Buckeye St	Single Family	4/3	1,743 sq ft	23,958	1973	8/9/2020	\$239,900	\$138
<p>Seller is looking for Owner Occupant to purchase the property or will talk with tenant about paying higher rents for being Sold As Is for an investor. Otherwise, the owner will give notice to the tenant. Then, the seller will clean up and make repairs. Currently the seller will review all offers based on an inspection report, plus provide a one year termite treatment and bond that will transfer to the buyer. Seller wants to sell but sees the value in the home if were cleaned up.</p> <p><i>Listing Courtesy of Tara Powell Real Estate, LLC.</i></p>								
	 FOR SALE • Active: 6/27/2020 <i>MLS ID: 6744303</i>							
6225 Buckingham Cir	Single Family	4/3	2,964 sq ft	19,602	1991	6/27/2020	\$418,000	\$141
<p>Move in ready! Well maintained home in Polo Fields! Main level offers separate den/living, dining room, half bath, open eat-in kitchen, & family room area; Lovely curved staircase leads to upper level where you'll find a beautiful oversized master suite, large tiled master bath w/ separate vanities, separate tub & shower, & large closet; 3 additional large bedrooms and 1 additional full bath. Outdoor welcomes gatherings & fun w/ a private, large fenced backyard. Polo Fields & Country Club offers homeowners a selection of wonderful amenities to fit your desires!</p> <p><i>Listing Courtesy of Keller Williams Realty Community Partners</i></p>								



Pending Listings: 10

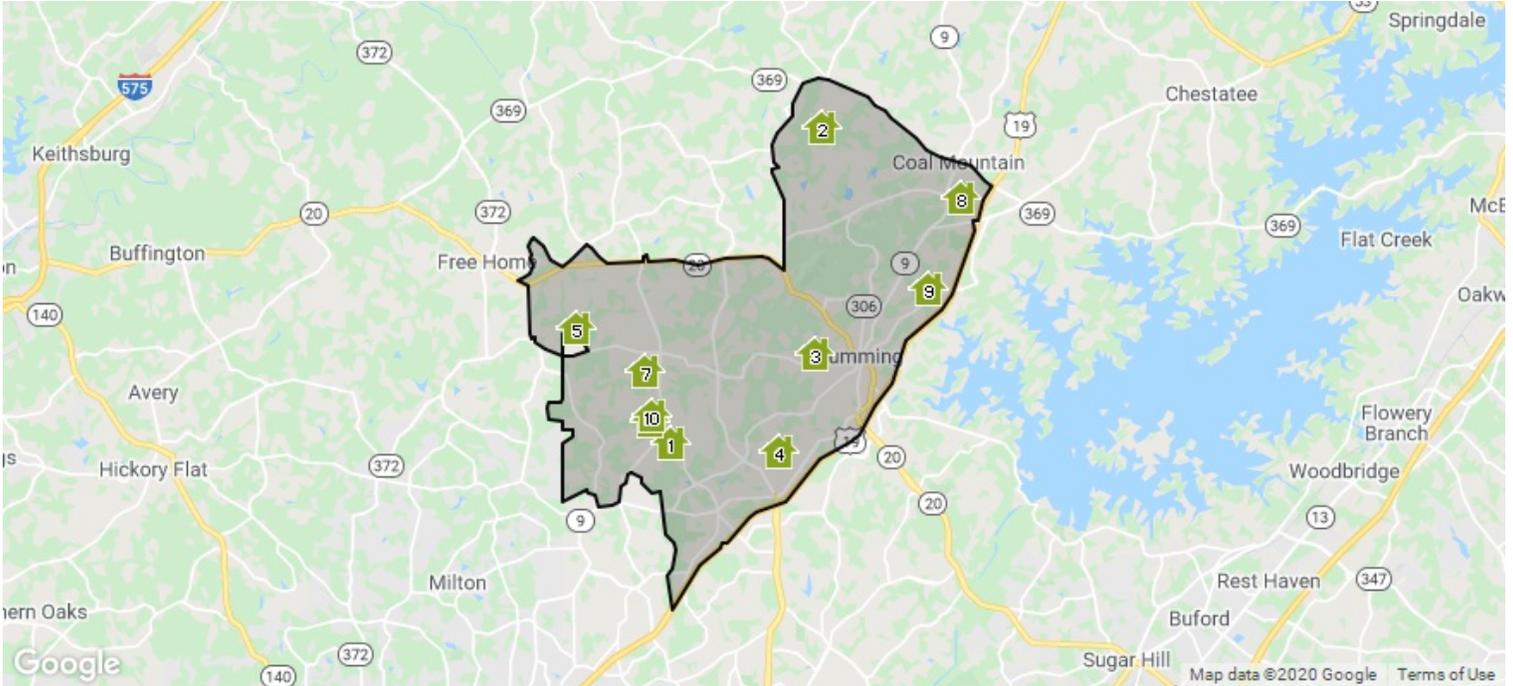
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
 <p>1 PENDING Pending as of 8/2/2020 MLS ID: 6756440</p> <p>2115 Crossover Dr Single Family 4/3 2,205 sq ft 24,829 7/20/2020 \$325,000 8/2/2020 \$147</p> <p>Stunning Move in Ready Traditional home awaits your arrival! Sun-drenched Living Room is a lovely spot for your morning coffee. Calling all Chefs! Gourmet Kitchen with Stainless Appliances and stylish granite is the place for prepping all your favorite culinary delights. Unique floor plan includes an Extended Dining Area that seats 12+ with ample space for a cozy Sitting Area. For your convenience, the Adjacent Nook is the ideal Command Center, out of the way and</p> <p><i>Listing Courtesy of Keller Williams Realty Atl Perimeter</i></p>								
 <p>2 PENDING Pending as of 7/8/2020 MLS ID: 6725438</p> <p>4035 Martel Dr Single Family 5/6 7,081 sq ft 17,859 5/19/2020 \$684,900 7/8/2020 \$97</p> <p>Absolutely gorgeous executive home, stunning 2 story foyer, exquisite crown molding, plantation shutters, gleaming hardwoods, master on main, all ensuite baths, custom closets, granite countertops chefs kitchen w/ stacked stone fireplace, surround sound, throughout, office w/vaulted ceiling & fireplace, serene screened porch, park like setting backyard (room for pool). 3 tankless hot water heaters. Bright & open floor plan. SPECTACULAR terrace level w/ 9'ft coffered ceilings, granite countertops kitchen/ bar, two sided fireplace, media/theater room, workout room.</p> <p><i>Listing Courtesy of PalmerHouse Properties</i></p>								
 <p>8 PENDING Pending as of 7/6/2020 MLS ID: 6747640</p> <p>5460 Memphis St Single Family 3/2 2,016 sq ft 29,185 7/4/2020 \$204,900 7/6/2020 \$102</p> <p>CHARMING COUNTRY COTTAGE ON OVER A HALF ACRE LOT. PRIVATE LUSH SETTING BUT CLOSE TO ALL THAT CUMMING HAS TO OFFER INCLUDING GREAT SCHOOLS. THERE IS A FULL FINISHED BASEMENT WITH A BEDROOM AND FULL BATHROOM FOR ADDED SPACE THAT LEADS OUT TO THE LEVEL FENCED BACKYARD. DEN/FLEX SPACE OFF THE KITCHEN. SO MUCH HAS BEEN DONE FOR YOU. COME SEE THE WRAP AROUND PORCH, NEW WINDOWS, NEW BATHROOM VANITY, NEW HVAC, NEW ELECTRICAL, NEW FLOORING, NEW LIGHTING, NEW SIDING AND GUTTERS. ALL THE NEW STAINLESS STEEL APPLIANCES STAY WITH THE HOME.</p> <p><i>Listing Courtesy of PalmerHouse Properties</i></p>								

Pending Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.	
	 PENDING Pending as of 7/29/2020 MLS ID: 6757881	Single Family	4/4	4,141 sq ft	24,393	7/24/2020	\$550,000	7/29/2020	\$133
<p>6320 Stallion Dr</p> <p>This adorable ranch plan in Polo Golf & Country Club is completely updated on a finished basement. The gorgeous kitchen has recently been refinished with white cabinets to the ceiling, quartz countertops, high end appliances and a large pantry with bar area. The kitchen overlooks the fireside family room with beamed ceiling and built in bookshelves. The spacious master suite features a recently renovated master bathroom with separate his and her closets. Two secondary bedrooms on the main levels share a jack and jill bath. In the finished basement you will find a</p> <p><i>Listing Courtesy of Atlanta Fine Homes Sotheby's International</i></p>									
	 PENDING Pending as of 6/16/2020 MLS ID: 6697444	Single Family	4/4	2,610 sq ft	10,454	3/17/2020	\$349,900	6/16/2020	\$134
<p>5405 Dominion Ct</p> <p>Very nice 4 bedroom 3.5 bath home with all the upgrades. Hardwood floors, granite, upgraded appliances, new carpet and paint. 4 bedrooms with 3 baths up. Large open kitchen with granite counters, large pantry and a view to the Family Room and Breakfast area has you poised for entertaining your guests. The Master Suite features separate vanities, separate tub and shower with double walk in closets. Guest suite with a private bath. Please view virtual tour with link to walk through of home:</p> <p><i>Listing Courtesy of Keller Williams Realty Atl Perimeter</i></p>									
	 PENDING Pending as of 7/19/2020 MLS ID: 6748842	Single Family	3/3	3,045 sq ft	4,791	7/7/2020	\$274,900	7/19/2020	\$90
<p>2845 Englewood Dr</p> <p>Adorable 3 bedroom, 2 1/2 bath home with a partially finished basement in EXCELLENT location in Forsyth County. Very close to shopping, dining, GA 400 & TOP rated schools! Fresh interior paint, carpet replaced 2 years ago and HVAC replaced last summer! Upon entering the home one will walk into a lovely entryway that leads to a nice open concept with living room, kitchen and dining room. Kitchen offers nice granite counter-tops and a deep farmhouse sink. There is also a nice over-sized deck that expands the entire width of the house to enjoy a nice quiet evening relaxing</p> <p><i>Listing Courtesy of Eva Pendley Realty, Inc.</i></p>									
	 PENDING Pending as of 6/29/2020 MLS ID: 6734233	Single Family	4/3	3,795 sq ft	10,018	6/6/2020	\$553,850	6/29/2020	\$146
<p>4725 Golden Wood Ct</p> <p>Davis Floorplan open floor concept that features a large 2 story foyer. The family room features a coffered ceiling, built-ins, large island, painted cabinets and a stainless steel chimney with exhaust to the exterior. Butler's pantry with floating shelves, Walk in pantry. Large dining room for you future family gatherings. Large master with beamed ceiling, oversize shower, tub. Wonderful Jack & Jill bathroom with large walk in closets. Full daylight basement with concrete patio under the deck ready for you to finish in the future.</p> <p><i>Listing Courtesy of Prestige Brokers Group, LLC.</i></p>									
	 PENDING Pending as of 6/9/2020 MLS ID: 6659279	Single Family	3/3	2,604 sq ft	10,628	12/23/2019	\$415,890	6/9/2020	\$160
<p>5850 Nottely Cv</p> <p>Hammond II Floor Plan built by Lennar: Ranch-style design w/ 3 Bedrooms + 3 Baths! The main level offers a welcoming porch and foyer, large study, dining room, gourmet kitchen with center island and breakfast nook, and spacious family room with fireplace, as well as Master Suite with walk in closet, double tray ceiling and full bath. Community features include a lake, pool, tennis courts, playground and amenity center. Lake Lanier, golfing, shopping and desirable area schools are nearby. Convenient to GA-400 and Atlanta!</p> <p><i>Listing Courtesy of RE/MAX Tru</i></p>									
	 PENDING Pending as of 7/6/2020 MLS ID: 6725672	Townhouse	3/3	2,520 sq ft	3,484	5/19/2020	\$326,500	7/6/2020	\$130
<p>5820 Redstone Way</p> <p>Charming Traditional style home with covered front entry welcomes you home and is ideally located for every day needs. Enter through an etched glass storm door into a 2 story foyer with tray ceiling. There is extensive trim, arches and new hardwood floors which enhance the home's appeal. Great floor plan with Owner's suite on main level. Owner suite bathroom with dual vanities and plenty of counter top space has been renovated to expand the walk-in clothes closet. A guest bedroom on main too with full bathroom. Spacious family room with fireplace is open to kitchen.</p> <p><i>Listing Courtesy of Keller Williams Realty Atlanta Partners</i></p>									

Pending Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
	 PENDING * Pending as of 8/9/2020 <i>MLS ID: 6704908</i>							
2365 Saddlebrook Trce	Single Family	5/4	4,000 sq ft	18,295	4/2/2020	\$554,650	8/9/2020	\$139
<p>READY April! Magnolia C built by Lennar in gated Martingale #35. Two story home with open concept kitchen with large island, breakfast area, sunroom and view to family room with stone fireplace and bookcases. Kitchen features stainless steel appliances, with white painted cabinets. Also on the main floor is the expansive formal dining room, and guest bedroom with access to full bath. Upstairs you will find the massive owners suite with sitting room and fireplace, frameless shower, guest bedroom with private bath and Jack and Jill bed/bath. All bathrooms feature tile</p> <p style="text-align: right;"><i>Listing Courtesy of RE/MAX Tru</i></p>								



Recently Sold: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 <p>1 RECENTLY SOLD • Sold Date: 7/31/2020, MLS Listing 6704774: 4/1/2020 <i>MLS ID: 6704774</i></p> <p>6495 Brookline Ct</p> <p>Best value in Polo Fields! Traditional beauty with charm! A large front patio for summer gatherings greets you when you walk up, and step inside to a striking 2 story foyer. Open and bright kitchen stocked with Kenmore Elite stainless steel appliances, breakfast area, and spacious family room. The living room boast coffered ceilings with wood burning fireplace.</p> <p><i>Courtesy of Mark Spain Real Estate</i></p>	Single Family	5/4	4,065 sq ft	13,503	1990	7/31/2020	\$410,000	\$101
 <p>2 RECENTLY SOLD • Sold Date: 8/11/2020, MLS Listing 6751490: 7/13/2020 <i>MLS ID: 6751490</i></p> <p>5825 Shannon Dr</p> <p>STELLAR RANCH IN ONE OF THE HOTTEST AREAS OF WEST FORSYTH. THIS HOME IS MUCH MORE THAN THE STANDARD RANCH, IT INCLUDES AN EXPANSIVE EXTRA FAMILY ROOM THAT PROVIDES ROOM TO ROAM. THE YARD IS GORGEOUS; LANDSCAPE DESIGNED INCLUDING GARDENS, LARGE POND & WATERFALL & LARGE SHED. ALL ROOMS ARE GENEROUSLY SIZED WITH AMPLE STORAGE. KITCHEN FEATURES GRANITE, PLENTY OF CABINETS & LARGE DINING AREA. 2 CAR GARAGE WITH AMPLE DRIVEWAY PARKING, HIGH CRAWLSPACE WITH EXT ENTRY UNDER ADDITION FOR MUCH MORE STORAGE. WATER HEATER & DISHWASHER REPLACED, COME OUT & SEE THIS GEM...</p> <p><i>Courtesy of Ansley Atlanta Real Estate</i></p>	Single Family	3/2	1,678 sq ft	23,522	1996	8/11/2020	\$267,900	\$160
 <p>3 RECENTLY SOLD • Sold Date: 8/11/2020, MLS Listing 6749360: 7/1/2020 <i>MLS ID: 6749360</i></p> <p>915 Sweet Birch Way</p> <p>Immaculate, Well Maintained Home on Quiet, Low Traffic Cul-de-sac in Sienna! Home Features 5 Bedrooms/3 Baths with A Full Bedroom/Bath on Main New Roof in 2019 and Architectural Upgrades Including: Iron Spindles, Vaulted Ceilings in Secondary Bedrooms and Archways throughout home. Gourmet kitchen includes Electric Cooktop, Wall Oven/Microwave, Center Island, Solid Surface Counters, Tile Backsplash and Large Pantry. Separate Living and Dining Rooms off of Foyer lead to 2 Story Family Room with Fireplace and is Open to Breakfast Area and Kitchen. Double Doors lead to</p> <p><i>Courtesy of Keller Williams Realty Community Partners</i></p>	Single Family	5/3	2,874 sq ft	8,712	2004	8/11/2020	\$369,000	\$128

Recently Sold: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 <p>4 RECENTLY SOLD • Sold Date: 8/7/2020, MLS Listing 6746340: 6/30/2020 <i>MLS ID: 6746340</i></p> <p>5515 Weddington Dr Single Family 3/3 2,015 sq ft 9,147 2006 8/7/2020 \$295,000 \$146</p> <p>Beautiful and well-maintained home in South Forsyth. New roof and HVAC is less than 2 years old. Hardwood floors on the main level lead you to a bright and inviting living area. In the updated kitchen, you will find plenty of cabinets and gorgeous granite countertops. Upstairs you will find a breath-taking master bedroom with vaulted ceilings. The master bath features a separate shower and garden tub. Upstairs you will also find 2 additional large bedrooms. Easy access to GA400 and great schools make this home the one not to miss!</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>								
 <p>5 RECENTLY SOLD • Sold Date: 8/10/2020, MLS Listing 6736682: 6/11/2020 <i>MLS ID: 6736682</i></p> <p>5140 Bristlecone Pine Way Single Family 4/3 4,710 sq ft 13,068 2017 8/10/2020 \$420,500 \$89</p> <p>Better than New DR Horton Build with Awesome Level Backyard! Dramatic 2 Story Foyer opens to Formal Dining Room. Decadent Kitchen offers Large Island, Granite Counter-tops, Separate Double Oven & Surface Cook-top with Corner Pantry, with Views of Fireside Family Room. Separate Laundry Room on Main. Spacious Master with Elegant Spa-like En-Suite, Double Vanity, Large Shower and Soaking Tub. Office/Bedroom on Main & Bright Secondary Bedrooms. Full Terrace Level with Ample Storage & Potential for Extra Living Space.</p> <p><i>Courtesy of Yates Estates</i></p>								
 <p>6 RECENTLY SOLD • Sold Date: 8/7/2020, MLS Listing 6748931: 7/7/2020 <i>MLS ID: 6748931</i></p> <p>6535 Center Grove St Single Family 3/3 2,751 sq ft 5,227 2004 8/7/2020 \$579,000 \$210</p> <p>Beautiful HEDGEWOOD home on one of the best lots in Vickery, just a few steps from the community park, basketball court & pool and on a corner lot with street parking next to the house in addition to a 2 car garage with covered walkway to the house. Gorgeous details throughout including cedar beamed ceilings in the kitchen and family room, craftsman style builtin cabinets and 7 inch wide hardwood floors throughout the entire house (no carpet!). Other unique details include a library, butler's pantry, oversized breakfast area with wall of windows & bench seating, and</p> <p><i>Courtesy of Keller Williams Realty Atlanta Partners</i></p>								
 <p>7 RECENTLY SOLD • Sold Date: 8/3/2020, MLS Listing 6729670: 5/28/2020 <i>MLS ID: 6729670</i></p> <p>5420 Cole Creek Ln Single Family 5/5 4,408 sq ft 18,730 2013 8/3/2020 \$795,000 \$180</p> <p>Gorgeous custom built 4-sided brick home in sought after Vickery Springs community within walking distance to Midway Park. Home offers guest bedroom inviting two story foyer. Chef's kitchen with painted white cabinets and SS appliances. Kitchen overlooks a vaulted keeping room which leads to sitting room and sliding barn door into master bath. Large second floor BR w/ en suite baths and great closet space. 4 car garage.</p> <p><i>Courtesy of Solid Source Realty, Inc.</i></p>								
 <p>8 RECENTLY SOLD • Sold Date: 8/7/2020, MLS Listing 6754165: 7/17/2020 <i>MLS ID: 6754165</i></p> <p>4485 Fourth Rail Ln Single Family 5/3 2,894 sq ft 5,662 2013 8/7/2020 \$310,000 \$107</p> <p>Minutes from 400 and Lake Lanier, this home has been impeccably maintained since being built only 6 years ago. One of the largest floor plans in the subdivision and tucked away on a quiet, low-traffic street. Huge gourmet kitchen, stainless steel gas range, microwave and dishwasher, granite counter tops, tiled backsplash and under cabinet lighting. Breakfast area opens to spacious Family Room, Bedroom and Full Bath on Main. Owner's Suite bath w/ dual vanity, separate shower and soaking tub. and 3 more spacious secondary bedrooms. Private flat fenced-in backyard with</p> <p><i>Courtesy of Harry Norman Realtors</i></p>								
 <p>9 RECENTLY SOLD • Sold Date: 8/10/2020, MLS Listing 6747595: 7/3/2020 <i>MLS ID: 6747595</i></p> <p>1510 Indian Way Townhouse 3/3 1,925 sq ft 871 2003 8/10/2020 \$210,500 \$109</p> <p>Move-in ready, cul-de-sac, private end unit backs up to wooded area, located in highly desired location with top schools. Close proximity to GA 400, Downtown Cumming, Cumming Aquatic Center, Lake Lanier, dining, shopping & attractions. Large 2-story great room with decorative fireplace, kitchen, spacious light filled bedrooms and on-suite baths.</p> <p><i>Courtesy of Berkshire Hathaway HomeServices Georgia Properties</i></p>								

Recently Sold: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	 Sold Date: 8/5/2020, MLS Listing 6722988: 5/13/2020 MLS ID: 6722988							
6810 Lullwater Rd	Single Family	4/5	3,972 sq ft	4,791	2005	8/5/2020	\$657,000	\$165
<p>Beautiful Hedgewood built home, meticulously maintained located on a quiet corner lot across from Bucks Park. The home has new paint inside and out, new flooring on Main, two new hot water heaters, new kitchen ovens and gas range and new central vacuum. Wonderful floorplan to accommodate all. Master is on second level with built-in cabinets and shelving, double vanities in bathroom and large walk-in closet. Two additional secondary bedrooms on this level with a shared bath. 3rd story has oversized bedroom and private full bath. Plenty of Storage Closets throughout.</p>								

Courtesy of Hutson Realty

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- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
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