



Metro Atlanta 2nd in Growth Nationwide

By Mary Lou Pickel

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Metro Atlanta continues to grow with no end in sight, ranking No. 2 in the nation for total population growth of metropolitan areas in the past year. "The jobs and the lifestyle here are attracting a whole lot of people," said Sam Williams, president of the Metro Atlanta Chamber of Commerce. The 28-county area that surrounds Atlanta added 151,063 people last year, according to U.S. Census Bureau data released today. Dallas-Fort Worth was first in population growth in the nation, growing by 162,250 people from July 1, 2006, to July 1, 2007.

In the past seven years, however, the Atlanta region added a little more than a million people - more than any other region in the country. The metro area's population is now 5,278,904.

Issue Highlights

- Market Stats - Year to Year Comparison
- Value of the Re/Max Brand
- Recent Sales

"Now with stable job growth and a slowdown in the housing market, we expect the population growth rate will slow down from previous highs, but we'll continue to grow at a more sustainable rate," Alexander said. Cen-

sus projections show Georgia could gain about 4 million people by the year 2030. Consistent job gains among small companies has been the growth engine for the region, Williams said. Metro Atlanta saw a net growth of 55,000 jobs last year, he said.

In terms of percentage population gain, cities in the South took the lead nationally, with eight of the 10 fastest-growing cities. Gainesville ranked fourth nationally, with a 4.5 percent population gain. Palm Coast, Fla., was first, with a 7.2 percent growth rate.

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LIGHT AT THE END OF THE TUNNEL - YEAR TO YEAR MARKET STATS

The market continues to baffle us. Just when we think we see one trend forming, the market goes off in another direction. As I write this in early April, we have just finished a rather poor first quarter both for the real estate as well as financial markets. It appears that we are in for some more rough weather before things settle down.

Nationally, the real estate market continues to be in a decline. Locally, we too are experiencing a decline and slow down but not to the degree that others are (Miami and Las Vegas have seen prices drop close to 20% from last year). The instability in the mortgage industry is also adding turbulence which is adding to the time it will take to stabilize.

There is good news however. Homes are selling. I have sold 4 listings in the last 100 days. While it took a little longer than before, these houses sold and I even had multiple offers on one of them!! The moral of the story is price right, keep it in show condition and be patient.

The chart below shows the year to year comparison as of the close of February 2008.

YEAR OVER YEAR COMPARISON

	Feb-08	Feb-07	% Change		Feb-08	Feb-07	% Change
UNITS CLOSED:				NEW LISTINGS			
Single Family	3480	4924	-29.3%	Single Family	12662	12700	-0.3%
Condo/Townhome	541	743	-27.2%	Condo/Townhome	2390	2310	3.5%
Total:	4021	5667	-29.0%	Total:	15052	15010	0.3%
WITHDRAWN				EXPIRED:			
Single Family	2421	1770	36.8%	Single Family	4986	3584	39.1%
Condo/Townhome	394	303	30.0%	Condo/Townhome	939	710	32.3%
Total:	2815	2073	35.8%	Total:	5925	4294	38.0%
CLOSING INVENTORY				SALES/LIST PRICE			
Single Family	54877	47119	16.5%	Single Family	92.7	95.6	-3.0%
Condo/Townhome	11134	9460	17.7%	Condo/Townhome	96.6	95.3	1.4%
Total:	66011	56579	16.7%				
AVG DAYS ON MARKET				MONTHS OF INVENTORY			
Single Family	99.8	95.6	4.4%	Single Family	15.7	9.5	65.3%
Condo/Townhome	107.7	90.6	18.9%	Condo/Townhome	20.5	12.7	61.4%



Keep in mind, the “selling season” really starts in March and runs thru June. I will watch these numbers to see if the trends improve. It is still an excellent time to buy real estate. What you give up on one end you should recoup on the other. And, now is a great time to be buying for investments (land, 2nd home, rentals).

Please call me with any questions or if you’d like to discuss investment opportunities or know anyone who is interested.

I AM NEVER TOO BUSY FOR YOU OR ANY OF YOUR REFERRALS

I am constantly working on new systems and services that I believe will allow me to continue to exceed your expectations and reach my goal to have a business that is 100% referral based.

If you have a friend, family member or neighbor that has a real estate need, please consider referring them to me. I promise to give them unparalleled service and attention just as you experienced.

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Through the Re/Max referral network, I can locate a local agent for anyone in the US.**

Who can I help for you?

VALUE OF THE REMAX BRAND

RISMEDIA, Feb. 2008 - A Hitwise Top Ten Award has been presented to <http://www.remax.com>, based on the number of U.S. visits to the site in the last quarter of 2007. The site ranked second overall in the Real Estate industry category. *However, remax.com is the most visited website of any real estate brokerage brand, averaging more than 2 million unique visitors each month.*

Also, remax.com features a search engine with more than 90% of all homes and property for sale in the U.S ... more listings than any other real estate brokerage brand, according to the company. In addition to being named to The Hitwise Top 10, RE/MAX has recently been named to other prestigious rankings, including The 29th Annual Entrepreneur Franchise 500 Survey, where RE/MAX was the highest ranking real estate franchise, and was named to the elite Top 10 in four separate categories.



“There’s no substitute for an experienced real estate agent when it comes to buying or selling your home,” says Dave Liniger, chairman and co-Founder of RE/MAX International. “But homeowners should be educated and involved in the process, and the popularity of remax.com demonstrates that RE/MAX is the company most consumers turn to.”

MOST RECENT HOME SALES



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East Cobb - Sold in 41 days!



Alpharetta - Multiple Offers!

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FULLY FENCED BACKYARD
CUL DE SAC/3 SIDES BRICK
POPE HIGH SCHOOL
CURRENT PRICE: \$369,000



KENNESAW
5 BEDROOMS/5.5 BATHS
BUILT IN 2004
TWO FIREPLACES
FULL BASEMENT
CURRENT PRICE: \$645,00

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