

Piedmont Real Estate: 2019 - 2021 | 3 Years 'By the Numbers'

	2019	2020	2021	2021 vs 2020	Stacey's Observations of 2021 vs 2020
# of Homes Sold	122	126	151	+25 More Homes Sold	The rapid-fire pace of 2020 continued into 2021 with 20% more Piedmont Seller's deciding it was a good time to take advantage of the strong Buyer demand and record high sales prices.
Days on Market	19	14	11	-3 Days	The pace of the market again accelerated in 2021 with listings going into contract within 11 days (on average).
Highest Priced Home Sold	\$6,625,000	\$6,200,000	\$10,000,000	+\$3,800,000	Fun fact but not very important to the majority of Piedmont home shoppers!
Lowest Priced Home Sold	\$1,100,000	\$1,250,000	\$1,215,000	-3%	The most affordable Piedmont residence was 3% lower in 2021 than it was in 2020 but there were only 5 homes that sold for under \$1,500,000.
Avg Price of Homes Sold	\$2,432,467	\$2,759,864	\$3,136,361	+16%	The 'average' Piedmont home sold for +16% more in 2021 vs 2020 and this was on top of an increase of +13.5% the prior year. Homes selling over \$3,000,000 became commonplace in 2021.
Avg \$ per Square Foot of Homes Sold	\$811	\$920	\$1,064	+16%	For the first time ever, the avg price per square foot of Piedmont homes sold in 2021 crested the \$1,000 mark.