

Local Market Update – July 2022

A Research Tool Provided by First Multiple Listing Service



30005

Includes Alpharetta and Johns Creek in Fulton County

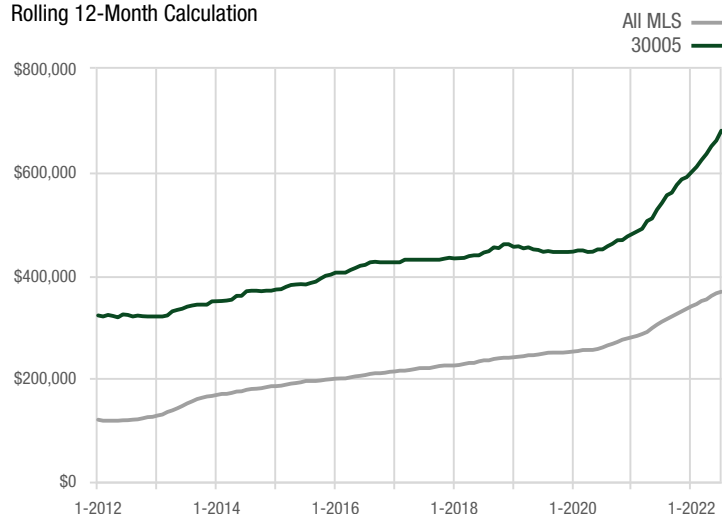
Residential Detached	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	63	37	- 41.3%	352	324	- 8.0%
Pending Sales	52	23	- 55.8%	310	241	- 22.3%
Closed Sales	59	40	- 32.2%	283	235	- 17.0%
Days on Market Until Sale	9	9	0.0%	11	11	0.0%
Median Sales Price*	\$630,000	\$767,500	+ 21.8%	\$575,000	\$720,000	+ 25.2%
Average Sales Price*	\$634,488	\$880,309	+ 38.7%	\$630,154	\$795,760	+ 26.3%
Percent of List Price Received*	104.1%	102.2%	- 1.8%	103.1%	106.2%	+ 3.0%
Inventory of Homes for Sale	32	53	+ 65.6%	—	—	—
Months Supply of Inventory	0.8	1.6	+ 100.0%	—	—	—

Residential Attached	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	7	6	- 14.3%	31	55	+ 77.4%
Pending Sales	3	4	+ 33.3%	28	46	+ 64.3%
Closed Sales	4	6	+ 50.0%	28	44	+ 57.1%
Days on Market Until Sale	9	18	+ 100.0%	27	10	- 63.0%
Median Sales Price*	\$444,500	\$358,750	- 19.3%	\$417,150	\$473,500	+ 13.5%
Average Sales Price*	\$497,250	\$367,200	- 26.2%	\$441,071	\$467,179	+ 5.9%
Percent of List Price Received*	103.3%	99.6%	- 3.6%	100.9%	102.6%	+ 1.7%
Inventory of Homes for Sale	5	9	+ 80.0%	—	—	—
Months Supply of Inventory	1.0	1.4	+ 40.0%	—	—	—

* 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.

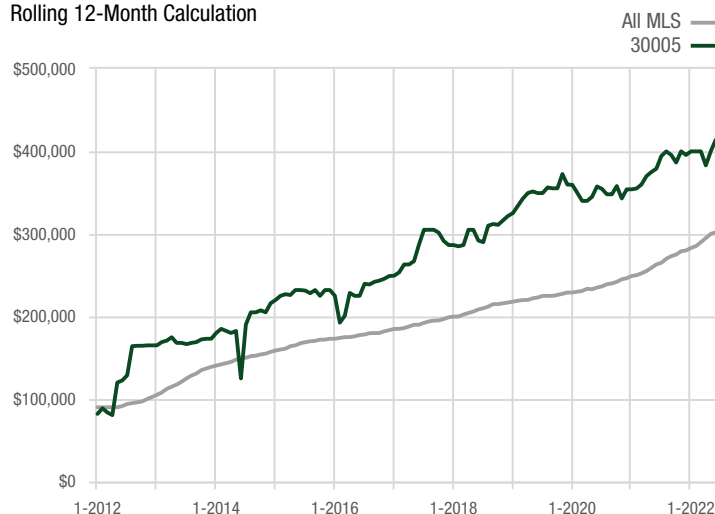
Median Sales Price - Residential Detached

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.