Local Market Update – August 2022

A Research Tool Provided by First Multiple Listing Service

FIRST MULTIPLE LISTING SERVICE

30075

Includes Roswell in Fulton County

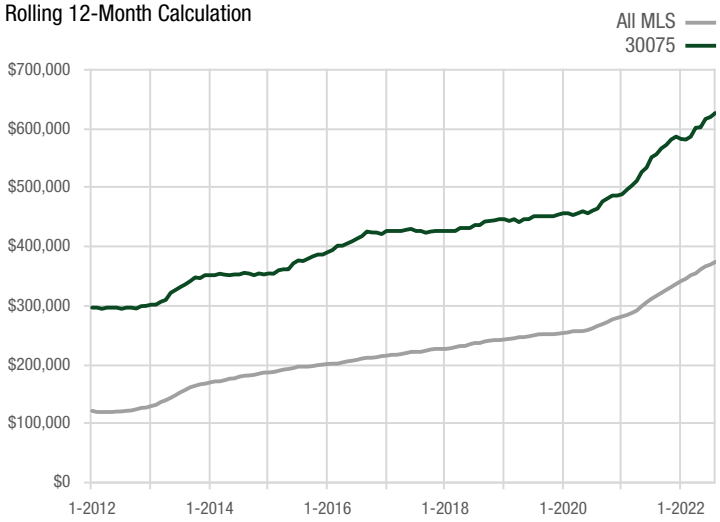
Residential Detached	August			Year to Date		
Key Metrics	**2021**	**2022**	**% Change**	**Thru 8-2021**	**Thru 8-2022**	**% Change**
New Listings	73	**64**	- 12.3%	764	**620**	- 18.8%
Pending Sales	69	**40**	- 42.0%	669	**472**	- 29.4%
Closed Sales	82	**60**	- 26.8%	646	**463**	- 28.3%
Days on Market Until Sale	13	**18**	+ 38.5%	18	**16**	- 11.1%
Median Sales Price*	$580,000	**$657,500**	+ 13.4%	$582,500	**$651,000**	+ 11.8%
Average Sales Price*	$668,590	**$754,190**	+ 12.8%	$653,329	**$756,352**	+ 15.8%
Percent of List Price Received*	101.4%	**100.6%**	- 0.8%	101.5%	**104.1%**	+ 2.6%
Inventory of Homes for Sale	85	**89**	+ 4.7%	—	—	—
Months Supply of Inventory	1.1	**1.5**	+ 36.4%	—	—	—

Residential Attached	August			Year to Date		
Key Metrics	**2021**	**2022**	**% Change**	**Thru 8-2021**	**Thru 8-2022**	**% Change**
New Listings	28	**23**	- 17.9%	207	**155**	- 25.1%
Pending Sales	29	**14**	- 51.7%	199	**126**	- 36.7%
Closed Sales	33	**21**	- 36.4%	188	**129**	- 31.4%
Days on Market Until Sale	23	**18**	- 21.7%	25	**12**	- 52.0%
Median Sales Price*	$450,000	**$545,000**	+ 21.1%	$407,500	**$460,000**	+ 12.9%
Average Sales Price*	$469,074	**$530,102**	+ 13.0%	$431,205	**$498,493**	+ 15.6%
Percent of List Price Received*	100.2%	**101.6%**	+ 1.4%	100.2%	**102.2%**	+ 2.0%
Inventory of Homes for Sale	16	**25**	+ 56.3%	—	—	—
Months Supply of Inventory	0.7	**1.6**	+ 128.6%	—	—	—

* 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.

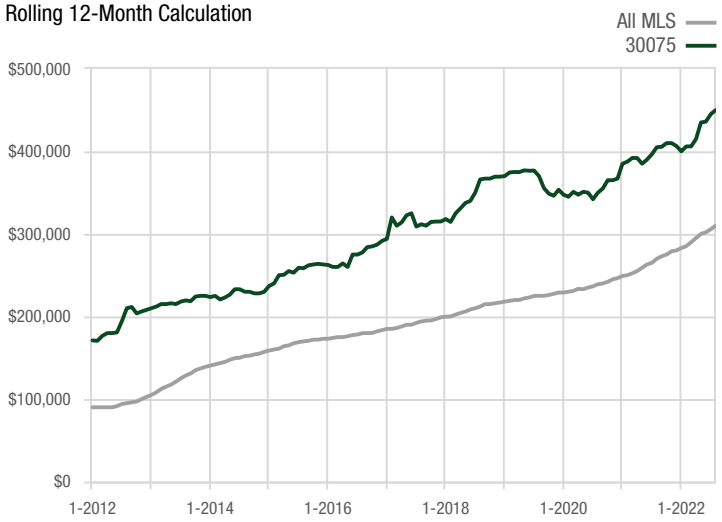
Median Sales Price - Residential Detached

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.

Current as of September 10, 2022. All data from First Multiple Listing Service. Report © 2022 ShowingTime.