

# Local Market Update – August 2022

A Research Tool Provided by First Multiple Listing Service



## 30005

Includes Alpharetta and Johns Creek in Fulton County

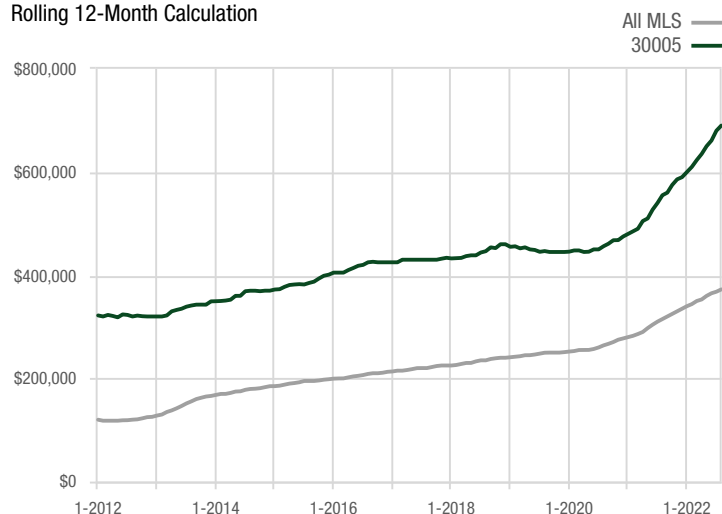
| Residential Detached            | August    |                  |          | Year to Date |                  |          |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| Key Metrics                     | 2021      | 2022             | % Change | Thru 8-2021  | Thru 8-2022      | % Change |
| New Listings                    | 40        | 31               | - 22.5%  | 392          | 360              | - 8.2%   |
| Pending Sales                   | 36        | 32               | - 11.1%  | 346          | 275              | - 20.5%  |
| Closed Sales                    | 53        | 25               | - 52.8%  | 336          | 261              | - 22.3%  |
| Days on Market Until Sale       | 9         | 19               | + 111.1% | 11           | 11               | 0.0%     |
| Median Sales Price*             | \$670,000 | <b>\$775,000</b> | + 15.7%  | \$582,500    | <b>\$720,000</b> | + 23.6%  |
| Average Sales Price*            | \$730,829 | <b>\$831,868</b> | + 13.8%  | \$646,034    | <b>\$798,851</b> | + 23.7%  |
| Percent of List Price Received* | 102.4%    | <b>101.0%</b>    | - 1.4%   | 103.0%       | <b>105.7%</b>    | + 2.6%   |
| Inventory of Homes for Sale     | 34        | 38               | + 11.8%  | —            | —                | —        |
| Months Supply of Inventory      | 0.8       | 1.2              | + 50.0%  | —            | —                | —        |

| Residential Attached            | August    |                  |          | Year to Date |                  |          |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| Key Metrics                     | 2021      | 2022             | % Change | Thru 8-2021  | Thru 8-2022      | % Change |
| New Listings                    | 8         | 7                | - 12.5%  | 39           | 62               | + 59.0%  |
| Pending Sales                   | 6         | 8                | + 33.3%  | 34           | 53               | + 55.9%  |
| Closed Sales                    | 7         | 3                | - 57.1%  | 35           | 48               | + 37.1%  |
| Days on Market Until Sale       | 21        | 5                | - 76.2%  | 26           | 10               | - 61.5%  |
| Median Sales Price*             | \$383,000 | <b>\$630,000</b> | + 64.5%  | \$415,000    | <b>\$477,500</b> | + 15.1%  |
| Average Sales Price*            | \$433,193 | <b>\$600,000</b> | + 38.5%  | \$439,495    | <b>\$478,108</b> | + 8.8%   |
| Percent of List Price Received* | 103.7%    | <b>101.8%</b>    | - 1.8%   | 101.5%       | <b>102.4%</b>    | + 0.9%   |
| Inventory of Homes for Sale     | 7         | 6                | - 14.3%  | —            | —                | —        |
| Months Supply of Inventory      | 1.3       | 0.9              | - 30.8%  | —            | —                | —        |

\* 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.

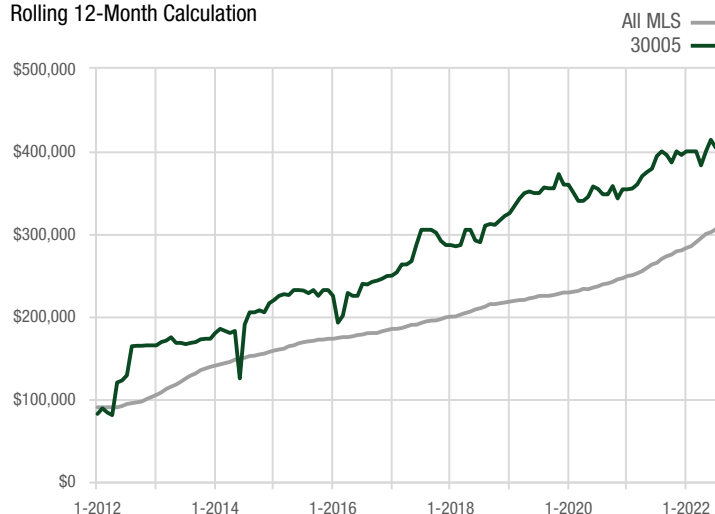
### Median Sales Price - Residential Detached

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.