

Local Market Update – July 2022

A Research Tool Provided by First Multiple Listing Service



30004

Includes Alpharetta and Milton in Fulton County

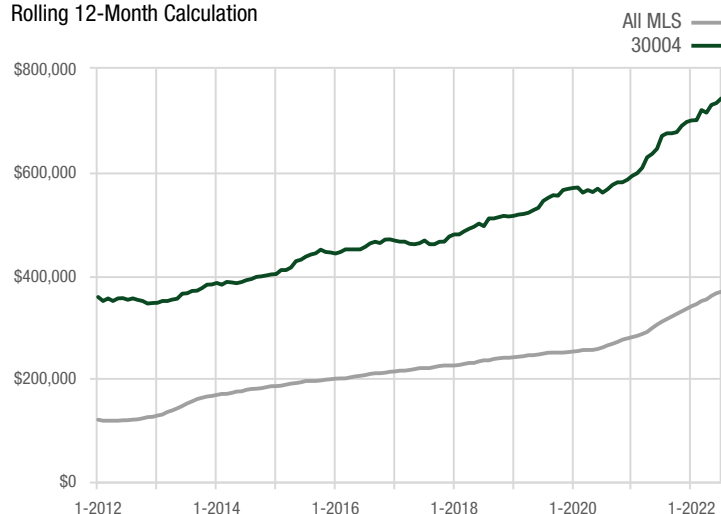
Residential Detached	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	114	95	- 16.7%	854	779	- 8.8%
Pending Sales	97	73	- 24.7%	736	524	- 28.8%
Closed Sales	107	63	- 41.1%	669	501	- 25.1%
Days on Market Until Sale	14	20	+ 42.9%	26	17	- 34.6%
Median Sales Price*	\$739,000	\$860,000	+ 16.4%	\$705,000	\$800,000	+ 13.5%
Average Sales Price*	\$796,827	\$1,043,861	+ 31.0%	\$834,612	\$999,111	+ 19.7%
Percent of List Price Received*	102.6%	100.9%	- 1.7%	101.0%	104.5%	+ 3.5%
Inventory of Homes for Sale	144	175	+ 21.5%	—	—	—
Months Supply of Inventory	1.5	2.4	+ 60.0%	—	—	—

Residential Attached	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	37	30	- 18.9%	210	201	- 4.3%
Pending Sales	25	22	- 12.0%	196	166	- 15.3%
Closed Sales	36	17	- 52.8%	190	160	- 15.8%
Days on Market Until Sale	8	7	- 12.5%	12	8	- 33.3%
Median Sales Price*	\$351,200	\$404,999	+ 15.3%	\$335,000	\$397,500	+ 18.7%
Average Sales Price*	\$346,804	\$392,059	+ 13.0%	\$334,876	\$405,119	+ 21.0%
Percent of List Price Received*	102.8%	102.6%	- 0.2%	101.9%	104.4%	+ 2.5%
Inventory of Homes for Sale	23	26	+ 13.0%	—	—	—
Months Supply of Inventory	0.8	1.1	+ 37.5%	—	—	—

* 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.

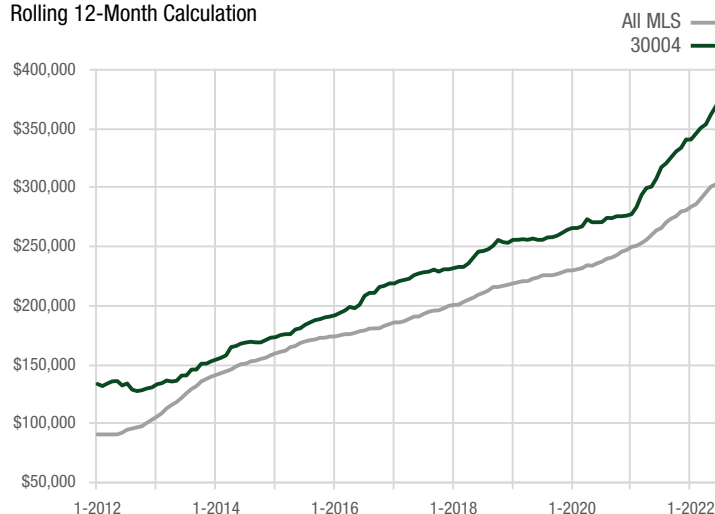
Median Sales Price - Residential Detached

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.