

Local Market Update – July 2022

A Research Tool Provided by First Multiple Listing Service



30022

Includes Alpharetta and Johns Creek in Fulton County

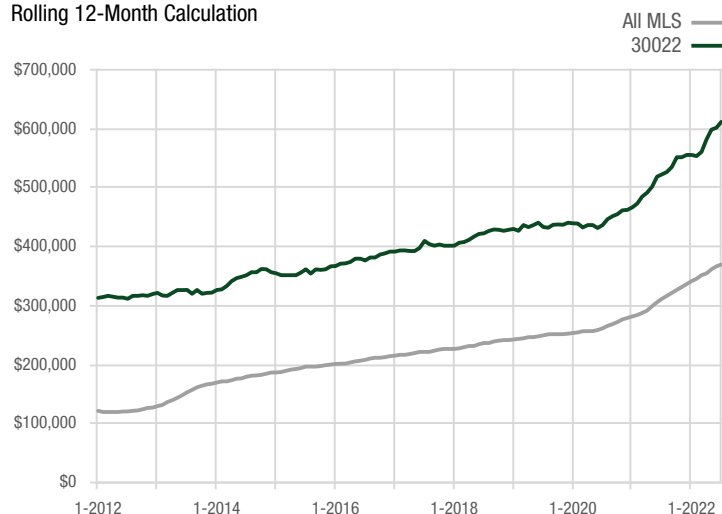
Residential Detached	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	112	79	- 29.5%	693	586	- 15.4%
Pending Sales	88	56	- 36.4%	617	453	- 26.6%
Closed Sales	102	60	- 41.2%	597	436	- 27.0%
Days on Market Until Sale	10	12	+ 20.0%	19	14	- 26.3%
Median Sales Price*	\$523,000	\$744,000	+ 42.3%	\$555,000	\$679,950	+ 22.5%
Average Sales Price*	\$637,655	\$796,009	+ 24.8%	\$631,402	\$749,795	+ 18.8%
Percent of List Price Received*	103.4%	102.8%	- 0.6%	101.9%	105.8%	+ 3.8%
Inventory of Homes for Sale	85	101	+ 18.8%	—	—	—
Months Supply of Inventory	1.0	1.6	+ 60.0%	—	—	—

Residential Attached	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	19	22	+ 15.8%	114	133	+ 16.7%
Pending Sales	18	13	- 27.8%	104	110	+ 5.8%
Closed Sales	11	8	- 27.3%	96	101	+ 5.2%
Days on Market Until Sale	9	4	- 55.6%	11	11	0.0%
Median Sales Price*	\$347,000	\$357,500	+ 3.0%	\$339,500	\$395,000	+ 16.3%
Average Sales Price*	\$376,250	\$390,938	+ 3.9%	\$349,672	\$404,306	+ 15.6%
Percent of List Price Received*	103.1%	104.1%	+ 1.0%	101.5%	105.0%	+ 3.4%
Inventory of Homes for Sale	9	20	+ 122.2%	—	—	—
Months Supply of Inventory	0.6	1.3	+ 116.7%	—	—	—

* 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.

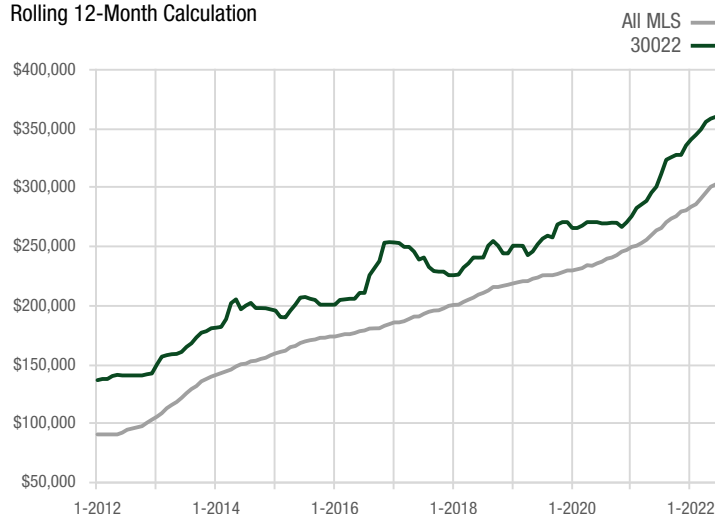
Median Sales Price - Residential Detached

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.