

Local Market Update – August 2022

A Research Tool Provided by First Multiple Listing Service



30004

Includes Alpharetta and Milton in Fulton County

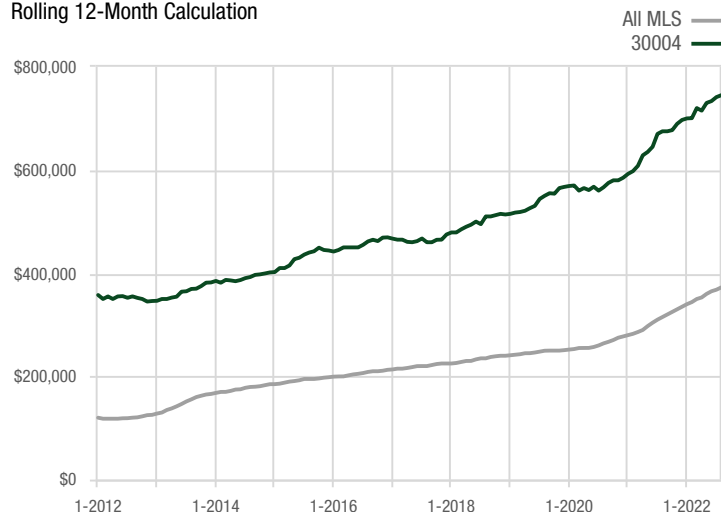
Residential Detached	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	92	88	- 4.3%	946	871	- 7.9%
Pending Sales	88	50	- 43.2%	824	584	- 29.1%
Closed Sales	103	84	- 18.4%	772	590	- 23.6%
Days on Market Until Sale	16	16	0.0%	24	17	- 29.2%
Median Sales Price*	\$720,000	\$732,500	+ 1.7%	\$705,500	\$793,173	+ 12.4%
Average Sales Price*	\$807,738	\$933,200	+ 15.5%	\$831,027	\$988,813	+ 19.0%
Percent of List Price Received*	101.3%	100.2%	- 1.1%	101.1%	103.8%	+ 2.7%
Inventory of Homes for Sale	125	174	+ 39.2%	—	—	—
Months Supply of Inventory	1.3	2.5	+ 92.3%	—	—	—

Residential Attached	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	22	24	+ 9.1%	232	228	- 1.7%
Pending Sales	29	22	- 24.1%	225	187	- 16.9%
Closed Sales	33	16	- 51.5%	223	177	- 20.6%
Days on Market Until Sale	11	16	+ 45.5%	12	9	- 25.0%
Median Sales Price*	\$361,000	\$408,000	+ 13.0%	\$337,500	\$395,000	+ 17.0%
Average Sales Price*	\$384,862	\$410,588	+ 6.7%	\$342,273	\$404,742	+ 18.3%
Percent of List Price Received*	102.6%	101.3%	- 1.3%	102.0%	104.1%	+ 2.1%
Inventory of Homes for Sale	13	28	+ 115.4%	—	—	—
Months Supply of Inventory	0.5	1.2	+ 140.0%	—	—	—

* 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.

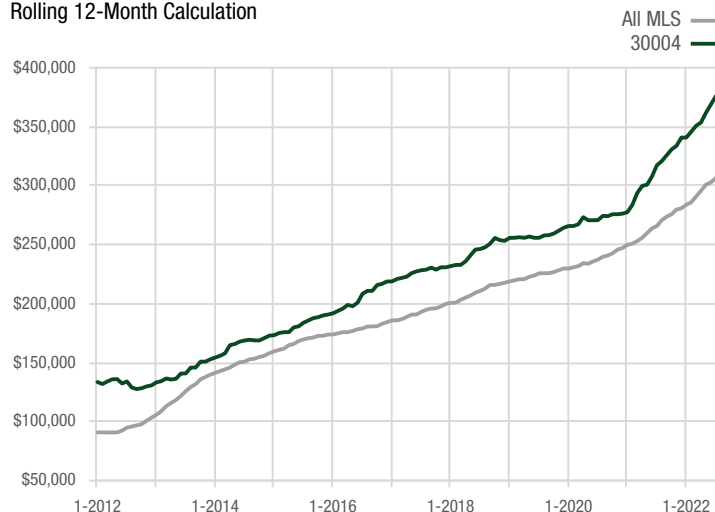
Median Sales Price - Residential Detached

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.