

Local Market Update – August 2022

A Research Tool Provided by First Multiple Listing Service



30022

Includes Alpharetta and Johns Creek in Fulton County

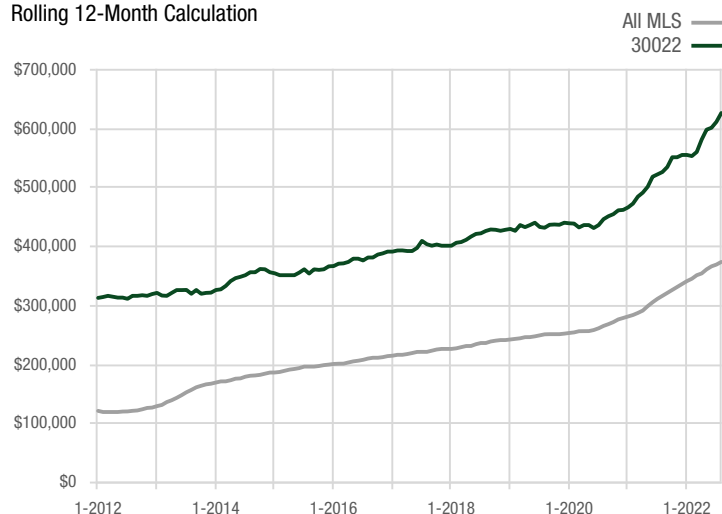
Residential Detached	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	91	70	- 23.1%	784	671	- 14.4%
Pending Sales	73	59	- 19.2%	690	514	- 25.5%
Closed Sales	103	64	- 37.9%	700	503	- 28.1%
Days on Market Until Sale	12	18	+ 50.0%	18	14	- 22.2%
Median Sales Price*	\$520,000	\$663,000	+ 27.5%	\$555,000	\$677,000	+ 22.0%
Average Sales Price*	\$602,736	\$744,875	+ 23.6%	\$627,184	\$748,822	+ 19.4%
Percent of List Price Received*	102.5%	100.1%	- 2.3%	102.0%	105.1%	+ 3.0%
Inventory of Homes for Sale	90	97	+ 7.8%	—	—	—
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	25	11	- 56.0%	139	145	+ 4.3%
Pending Sales	20	10	- 50.0%	124	123	- 0.8%
Closed Sales	20	14	- 30.0%	116	115	- 0.9%
Days on Market Until Sale	13	14	+ 7.7%	12	11	- 8.3%
Median Sales Price*	\$325,250	\$317,000	- 2.5%	\$335,750	\$390,000	+ 16.2%
Average Sales Price*	\$305,348	\$350,214	+ 14.7%	\$342,030	\$397,721	+ 16.3%
Percent of List Price Received*	103.7%	101.0%	- 2.6%	101.9%	104.5%	+ 2.6%
Inventory of Homes for Sale	14	18	+ 28.6%	—	—	—
Months Supply of Inventory	0.9	1.2	+ 33.3%	—	—	—

* 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.

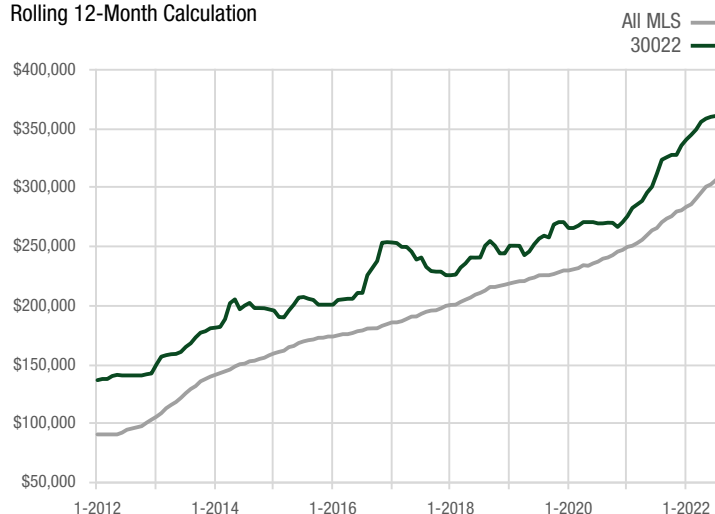
Median Sales Price - Residential Detached

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.