

Local Market Update – August 2022

A Research Tool Provided by First Multiple Listing Service



30009

Includes Alpharetta and Milton in Fulton County

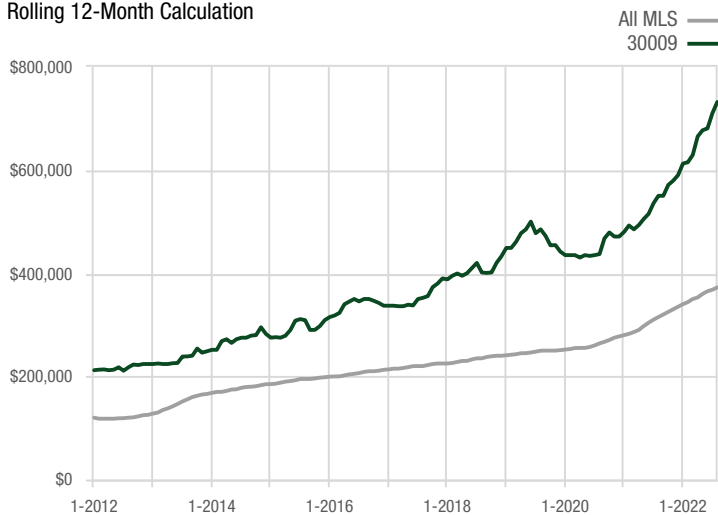
Residential Detached	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	22	15	- 31.8%	216	205	- 5.1%
Pending Sales	21	14	- 33.3%	182	127	- 30.2%
Closed Sales	24	9	- 62.5%	159	123	- 22.6%
Days on Market Until Sale	15	33	+ 120.0%	24	21	- 12.5%
Median Sales Price*	\$583,225	\$662,700	+ 13.6%	\$571,000	\$767,737	+ 34.5%
Average Sales Price*	\$712,706	\$748,936	+ 5.1%	\$663,253	\$859,408	+ 29.6%
Percent of List Price Received*	101.3%	98.7%	- 2.6%	101.6%	100.9%	- 0.7%
Inventory of Homes for Sale	28	46	+ 64.3%	—	—	—
Months Supply of Inventory	1.4	3.0	+ 114.3%	—	—	—

Residential Attached	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	28	26	- 7.1%	241	212	- 12.0%
Pending Sales	28	21	- 25.0%	204	157	- 23.0%
Closed Sales	29	20	- 31.0%	175	148	- 15.4%
Days on Market Until Sale	18	22	+ 22.2%	35	17	- 51.4%
Median Sales Price*	\$445,940	\$685,000	+ 53.6%	\$508,690	\$608,250	+ 19.6%
Average Sales Price*	\$530,898	\$710,098	+ 33.8%	\$555,863	\$633,665	+ 14.0%
Percent of List Price Received*	100.2%	100.0%	- 0.2%	100.0%	101.7%	+ 1.7%
Inventory of Homes for Sale	34	39	+ 14.7%	—	—	—
Months Supply of Inventory	1.3	1.9	+ 46.2%	—	—	—

* 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.

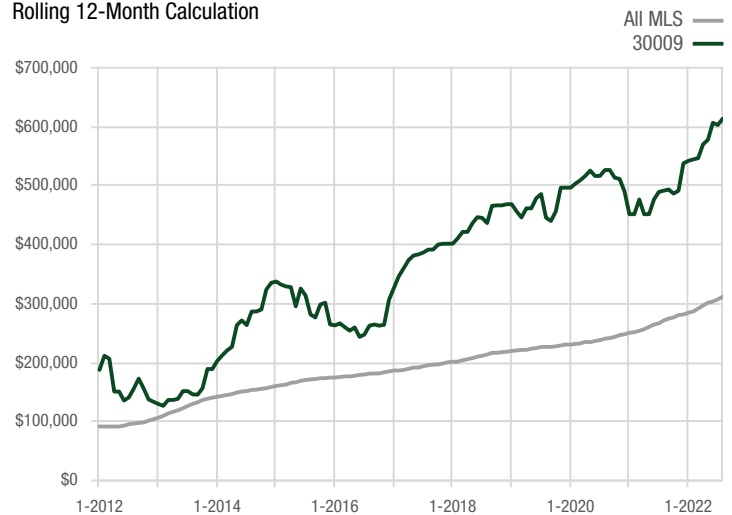
Median Sales Price - Residential Detached

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.