

Local Market Update – August 2022

A Research Tool Provided by First Multiple Listing Service



30076

Includes Roswell in Fulton County

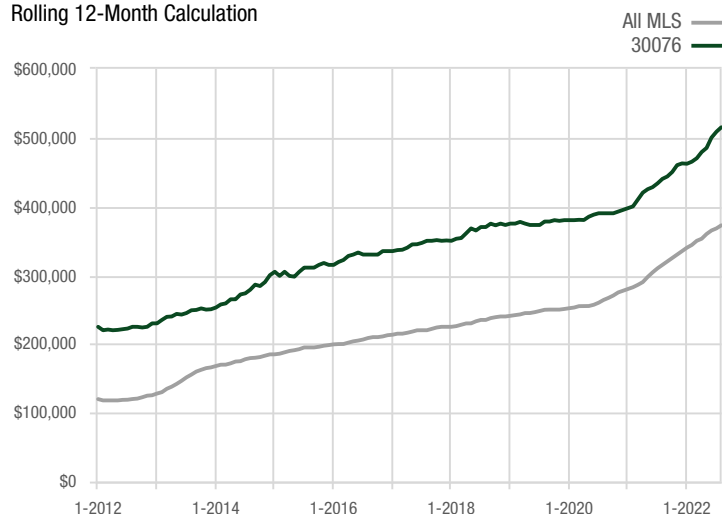
Residential Detached	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	65	40	- 38.5%	532	433	- 18.6%
Pending Sales	52	38	- 26.9%	476	339	- 28.8%
Closed Sales	66	45	- 31.8%	459	342	- 25.5%
Days on Market Until Sale	13	14	+ 7.7%	19	13	- 31.6%
Median Sales Price*	\$480,000	\$540,000	+ 12.5%	\$460,000	\$550,000	+ 19.6%
Average Sales Price*	\$507,598	\$585,726	+ 15.4%	\$503,747	\$627,704	+ 24.6%
Percent of List Price Received*	101.7%	99.3%	- 2.4%	101.9%	104.5%	+ 2.6%
Inventory of Homes for Sale	66	56	- 15.2%	—	—	—
Months Supply of Inventory	1.2	1.3	+ 8.3%	—	—	—

Residential Attached	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	24	14	- 41.7%	191	151	- 20.9%
Pending Sales	22	13	- 40.9%	183	120	- 34.4%
Closed Sales	21	18	- 14.3%	185	127	- 31.4%
Days on Market Until Sale	14	12	- 14.3%	26	15	- 42.3%
Median Sales Price*	\$445,653	\$442,025	- 0.8%	\$420,000	\$413,750	- 1.5%
Average Sales Price*	\$391,446	\$443,529	+ 13.3%	\$374,710	\$426,722	+ 13.9%
Percent of List Price Received*	102.4%	100.6%	- 1.8%	100.9%	103.1%	+ 2.2%
Inventory of Homes for Sale	19	23	+ 21.1%	—	—	—
Months Supply of Inventory	0.8	1.5	+ 87.5%	—	—	—

* 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.

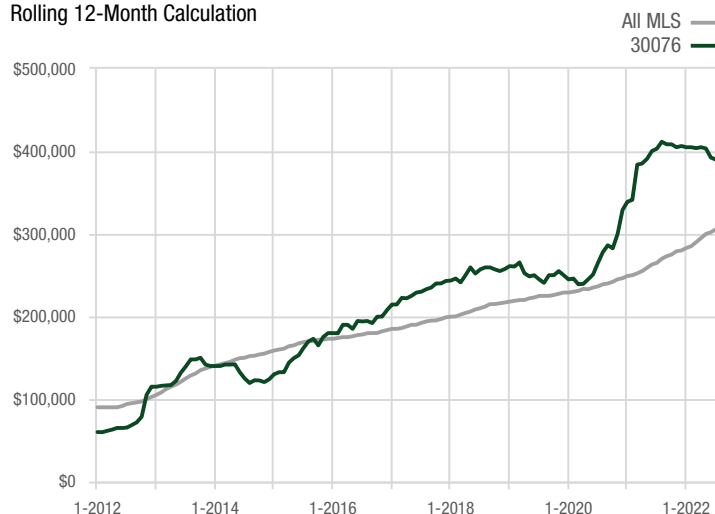
Median Sales Price - Residential Detached

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.