

Local Market Update – December 2024

A Research Tool Provided by First Multiple Listing Service



30004

Includes Alpharetta and Milton in Fulton County

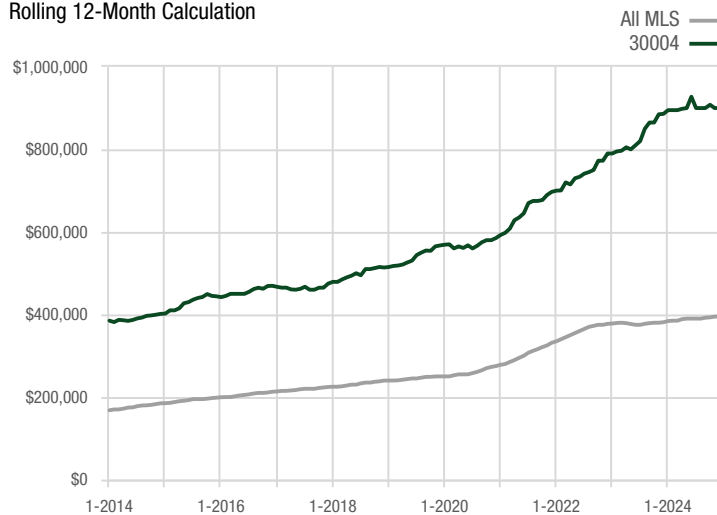
Residential Detached	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	36	44	+ 22.2%	836	1,071	+ 28.1%
Pending Sales	25	24	- 4.0%	548	652	+ 19.0%
Closed Sales	33	36	+ 9.1%	544	655	+ 20.4%
Days on Market Until Sale	36	34	- 5.6%	29	29	0.0%
Median Sales Price*	\$887,000	\$1,002,528	+ 13.0%	\$886,000	\$900,000	+ 1.6%
Average Sales Price*	\$1,123,229	\$1,449,998	+ 29.1%	\$1,117,305	\$1,182,135	+ 5.8%
Percent of List Price Received*	99.1%	97.2%	- 1.9%	99.1%	98.6%	- 0.5%
Inventory of Homes for Sale	135	159	+ 17.8%	—	—	—
Months Supply of Inventory	3.0	2.9	- 3.3%	—	—	—

Residential Attached	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	9	10	+ 11.1%	245	306	+ 24.9%
Pending Sales	6	10	+ 66.7%	187	215	+ 15.0%
Closed Sales	13	18	+ 38.5%	191	212	+ 11.0%
Days on Market Until Sale	17	41	+ 141.2%	18	22	+ 22.2%
Median Sales Price*	\$445,000	\$427,200	- 4.0%	\$429,900	\$447,500	+ 4.1%
Average Sales Price*	\$427,815	\$434,517	+ 1.6%	\$458,567	\$472,825	+ 3.1%
Percent of List Price Received*	99.3%	98.2%	- 1.1%	100.2%	99.2%	- 1.0%
Inventory of Homes for Sale	20	34	+ 70.0%	—	—	—
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.

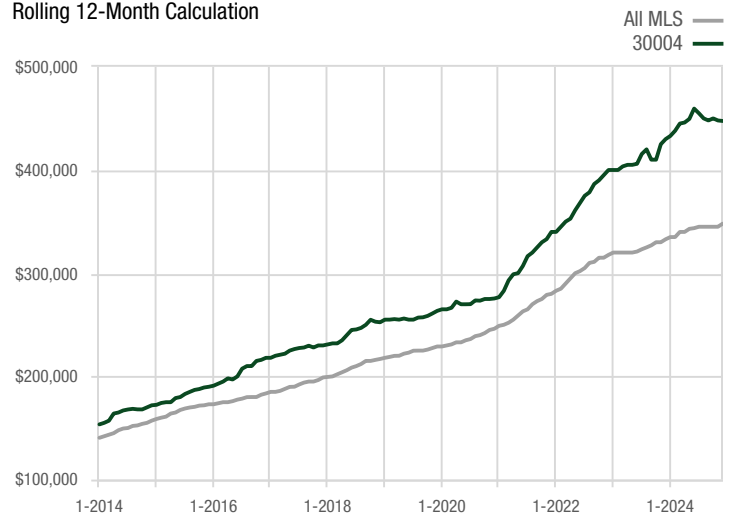
Median Sales Price - Residential Detached

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.