

Local Market Update – December 2024

A Research Tool Provided by First Multiple Listing Service



30005

Includes Alpharetta and Johns Creek in Fulton County

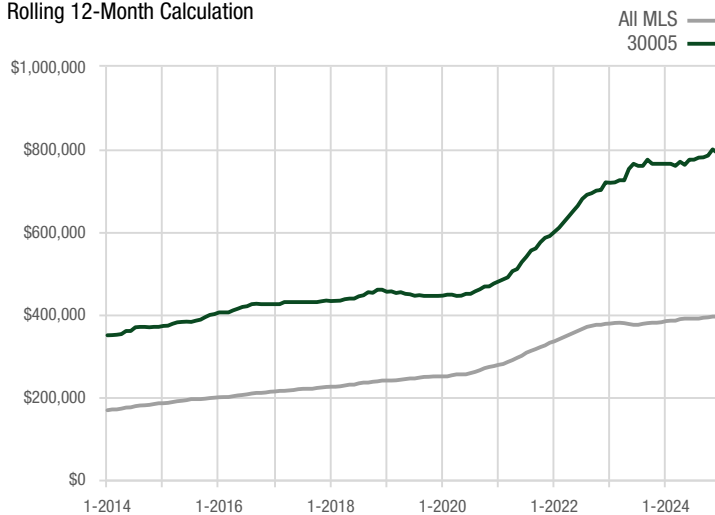
Residential Detached	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	11	15	+ 36.4%	319	356	+ 11.6%
Pending Sales	17	18	+ 5.9%	263	267	+ 1.5%
Closed Sales	16	24	+ 50.0%	256	262	+ 2.3%
Days on Market Until Sale	36	42	+ 16.7%	16	19	+ 18.8%
Median Sales Price*	\$745,000	\$645,000	- 13.4%	\$765,000	\$791,500	+ 3.5%
Average Sales Price*	\$993,041	\$713,238	- 28.2%	\$841,065	\$869,375	+ 3.4%
Percent of List Price Received*	97.5%	97.8%	+ 0.3%	100.9%	100.4%	- 0.5%
Inventory of Homes for Sale	14	22	+ 57.1%	—	—	—
Months Supply of Inventory	0.6	1.0	+ 66.7%	—	—	—

Residential Attached	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	1	4	+ 300.0%	77	73	- 5.2%
Pending Sales	2	3	+ 50.0%	63	47	- 25.4%
Closed Sales	5	5	0.0%	68	46	- 32.4%
Days on Market Until Sale	11	55	+ 400.0%	15	27	+ 80.0%
Median Sales Price*	\$518,000	\$499,000	- 3.7%	\$534,500	\$520,000	- 2.7%
Average Sales Price*	\$486,600	\$460,600	- 5.3%	\$517,013	\$533,253	+ 3.1%
Percent of List Price Received*	98.2%	99.5%	+ 1.3%	99.8%	99.2%	- 0.6%
Inventory of Homes for Sale	6	10	+ 66.7%	—	—	—
Months Supply of Inventory	1.1	2.6	+ 136.4%	—	—	—

* 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.

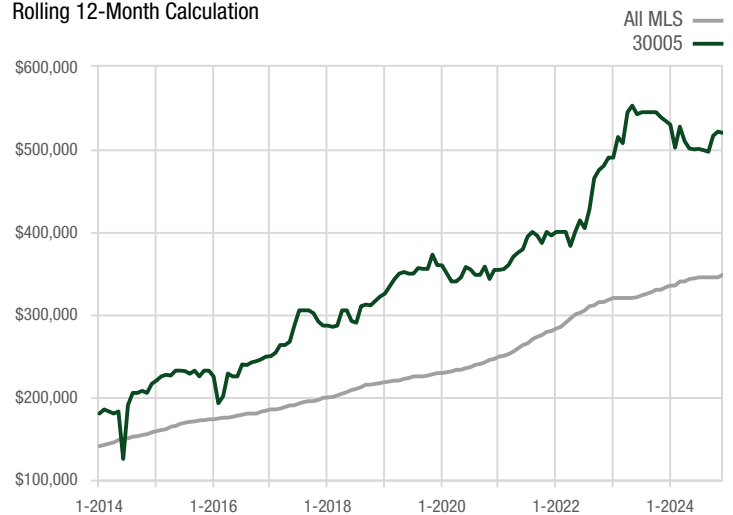
Median Sales Price - Residential Detached

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.