

Local Market Update – December 2024

A Research Tool Provided by First Multiple Listing Service



30009

Includes Alpharetta and Milton in Fulton County

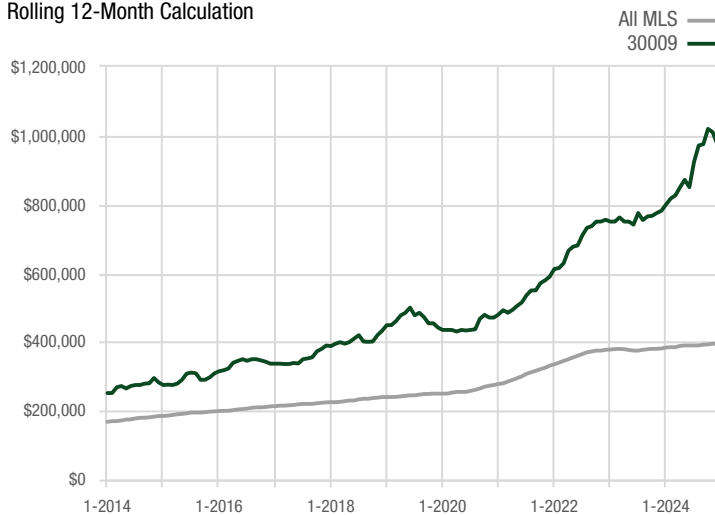
Residential Detached	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	13	8	- 38.5%	230	312	+ 35.7%
Pending Sales	5	6	+ 20.0%	170	182	+ 7.1%
Closed Sales	9	19	+ 111.1%	176	181	+ 2.8%
Days on Market Until Sale	60	42	- 30.0%	36	40	+ 11.1%
Median Sales Price*	\$1,379,401	\$750,000	- 45.6%	\$781,500	\$975,000	+ 24.8%
Average Sales Price*	\$1,529,985	\$1,155,169	- 24.5%	\$1,035,657	\$1,203,830	+ 16.2%
Percent of List Price Received*	99.7%	97.0%	- 2.7%	99.0%	98.5%	- 0.5%
Inventory of Homes for Sale	32	45	+ 40.6%	—	—	—
Months Supply of Inventory	2.3	3.0	+ 30.4%	—	—	—

Residential Attached	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	6	16	+ 166.7%	290	338	+ 16.6%
Pending Sales	8	19	+ 137.5%	212	216	+ 1.9%
Closed Sales	18	13	- 27.8%	221	202	- 8.6%
Days on Market Until Sale	55	35	- 36.4%	44	47	+ 6.8%
Median Sales Price*	\$712,500	\$800,000	+ 12.3%	\$750,483	\$780,000	+ 3.9%
Average Sales Price*	\$713,071	\$755,012	+ 5.9%	\$725,712	\$778,697	+ 7.3%
Percent of List Price Received*	97.9%	97.6%	- 0.3%	98.9%	98.1%	- 0.8%
Inventory of Homes for Sale	51	58	+ 13.7%	—	—	—
Months Supply of Inventory	2.9	3.2	+ 10.3%	—	—	—

* 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.

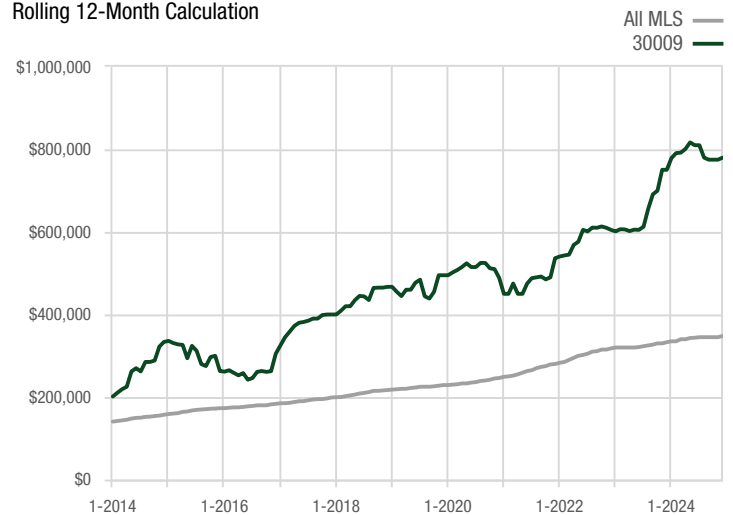
Median Sales Price - Residential Detached

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.