

# Local Market Update – December 2024

A Research Tool Provided by First Multiple Listing Service



## 30022

Includes Alpharetta and Johns Creek in Fulton County

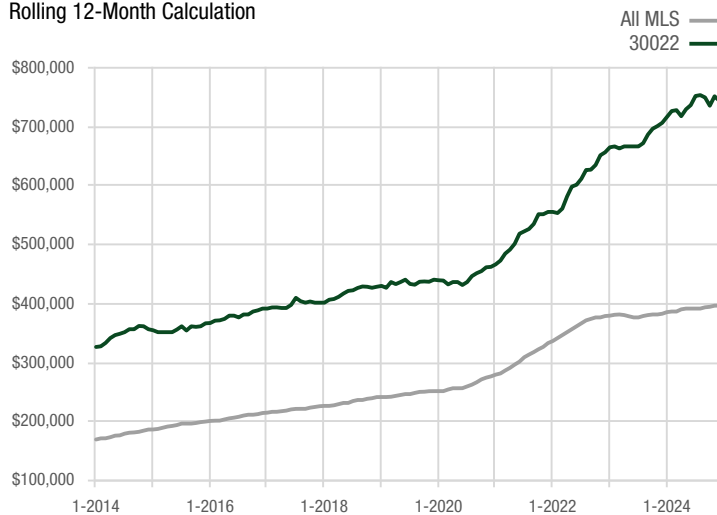
Residential Detached	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	21	26	+ 23.8%	558	672	+ 20.4%
Pending Sales	21	23	+ 9.5%	503	509	+ 1.2%
Closed Sales	32	29	- 9.4%	495	510	+ 3.0%
Days on Market Until Sale	21	22	+ 4.8%	20	18	- 10.0%
Median Sales Price*	\$774,000	<b>\$722,000</b>	- 6.7%	\$705,000	<b>\$742,500</b>	+ 5.3%
Average Sales Price*	\$869,906	<b>\$902,941</b>	+ 3.8%	\$821,954	<b>\$873,034</b>	+ 6.2%
Percent of List Price Received*	99.3%	<b>97.9%</b>	- 1.4%	100.7%	<b>100.1%</b>	- 0.6%
Inventory of Homes for Sale	36	55	+ 52.8%	—	—	—
Months Supply of Inventory	0.9	1.3	+ 44.4%	—	—	—

Residential Attached	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	2	11	+ 450.0%	162	195	+ 20.4%
Pending Sales	5	6	+ 20.0%	141	139	- 1.4%
Closed Sales	10	15	+ 50.0%	141	141	0.0%
Days on Market Until Sale	62	67	+ 8.1%	36	56	+ 55.6%
Median Sales Price*	\$377,500	<b>\$565,000</b>	+ 49.7%	\$449,000	<b>\$490,000</b>	+ 9.1%
Average Sales Price*	\$408,340	<b>\$578,564</b>	+ 41.7%	\$458,441	<b>\$509,967</b>	+ 11.2%
Percent of List Price Received*	98.4%	<b>97.5%</b>	- 0.9%	99.6%	<b>98.7%</b>	- 0.9%
Inventory of Homes for Sale	21	40	+ 90.5%	—	—	—
Months Supply of Inventory	1.8	3.5	+ 94.4%	—	—	—

\* 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.

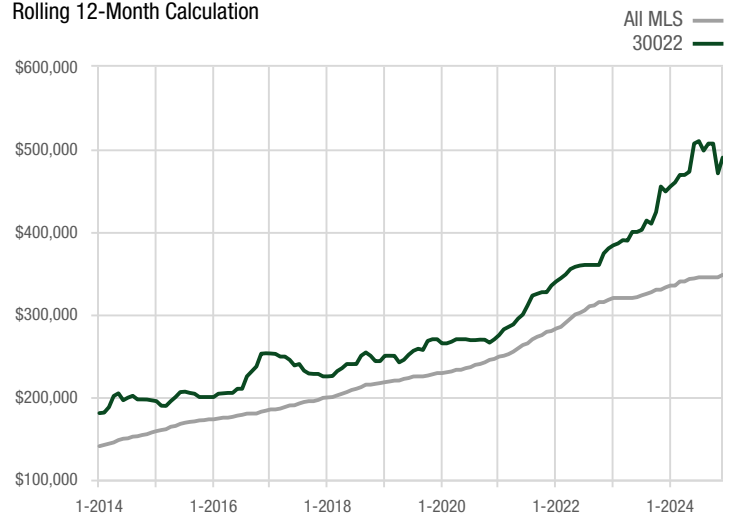
### Median Sales Price - Residential Detached

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.