

Local Market Update – December 2024

A Research Tool Provided by First Multiple Listing Service



30024

Includes Suwanee in Gwinnett County and Johns Creek in Fulton County

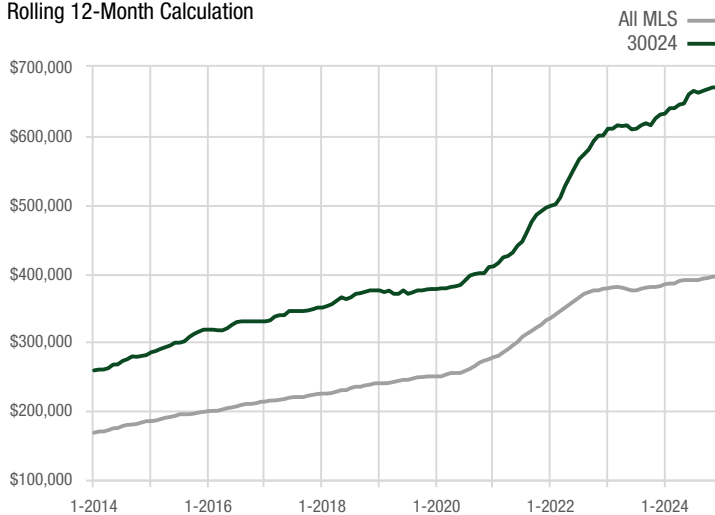
Residential Detached	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	36	31	- 13.9%	890	1,056	+ 18.7%
Pending Sales	31	30	- 3.2%	791	810	+ 2.4%
Closed Sales	41	60	+ 46.3%	788	808	+ 2.5%
Days on Market Until Sale	32	35	+ 9.4%	27	22	- 18.5%
Median Sales Price*	\$645,285	\$657,500	+ 1.9%	\$630,550	\$670,000	+ 6.3%
Average Sales Price*	\$742,802	\$735,532	- 1.0%	\$726,283	\$761,419	+ 4.8%
Percent of List Price Received*	98.9%	97.7%	- 1.2%	100.0%	99.7%	- 0.3%
Inventory of Homes for Sale	79	106	+ 34.2%	—	—	—
Months Supply of Inventory	1.2	1.6	+ 33.3%	—	—	—

Residential Attached	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	11	15	+ 36.4%	222	249	+ 12.2%
Pending Sales	11	12	+ 9.1%	188	166	- 11.7%
Closed Sales	19	17	- 10.5%	199	164	- 17.6%
Days on Market Until Sale	85	43	- 49.4%	46	39	- 15.2%
Median Sales Price*	\$527,350	\$500,000	- 5.2%	\$498,000	\$508,000	+ 2.0%
Average Sales Price*	\$513,270	\$481,141	- 6.3%	\$492,311	\$505,809	+ 2.7%
Percent of List Price Received*	98.5%	98.4%	- 0.1%	99.2%	99.1%	- 0.1%
Inventory of Homes for Sale	26	41	+ 57.7%	—	—	—
Months Supply of Inventory	1.7	3.0	+ 76.5%	—	—	—

* 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.

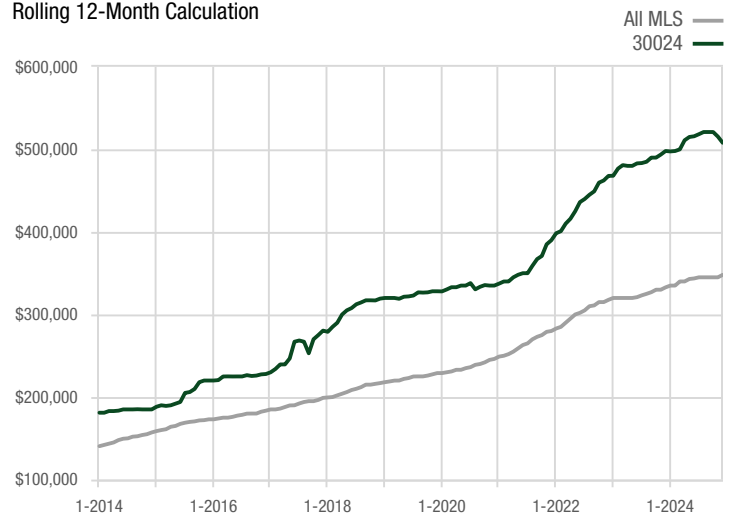
Median Sales Price - Residential Detached

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.