

# Local Market Update – December 2024

A Research Tool Provided by First Multiple Listing Service



## 30075

Includes Roswell in Fulton County

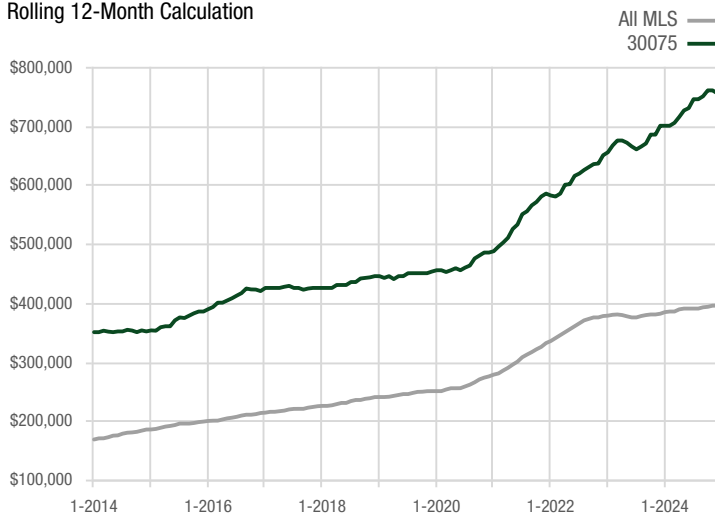
Residential Detached	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	21	27	+ 28.6%	664	762	+ 14.8%
Pending Sales	30	25	- 16.7%	564	526	- 6.7%
Closed Sales	32	32	0.0%	554	522	- 5.8%
Days on Market Until Sale	33	42	+ 27.3%	23	22	- 4.3%
Median Sales Price*	\$752,500	<b>\$643,000</b>	- 14.6%	\$700,000	<b>\$755,000</b>	+ 7.9%
Average Sales Price*	\$981,169	<b>\$794,114</b>	- 19.1%	\$790,696	<b>\$853,980</b>	+ 8.0%
Percent of List Price Received*	98.9%	<b>97.3%</b>	- 1.6%	100.1%	<b>99.8%</b>	- 0.3%
Inventory of Homes for Sale	52	89	+ 71.2%	—	—	—
Months Supply of Inventory	1.1	2.0	+ 81.8%	—	—	—

Residential Attached	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	6	12	+ 100.0%	202	207	+ 2.5%
Pending Sales	5	8	+ 60.0%	161	157	- 2.5%
Closed Sales	12	6	- 50.0%	164	157	- 4.3%
Days on Market Until Sale	11	95	+ 763.6%	20	32	+ 60.0%
Median Sales Price*	\$422,500	<b>\$457,500</b>	+ 8.3%	\$482,500	<b>\$515,000</b>	+ 6.7%
Average Sales Price*	\$652,086	<b>\$600,500</b>	- 7.9%	\$508,089	<b>\$561,491</b>	+ 10.5%
Percent of List Price Received*	99.9%	<b>98.9%</b>	- 1.0%	99.8%	<b>98.7%</b>	- 1.1%
Inventory of Homes for Sale	18	19	+ 5.6%	—	—	—
Months Supply of Inventory	1.3	1.5	+ 15.4%	—	—	—

\* 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.

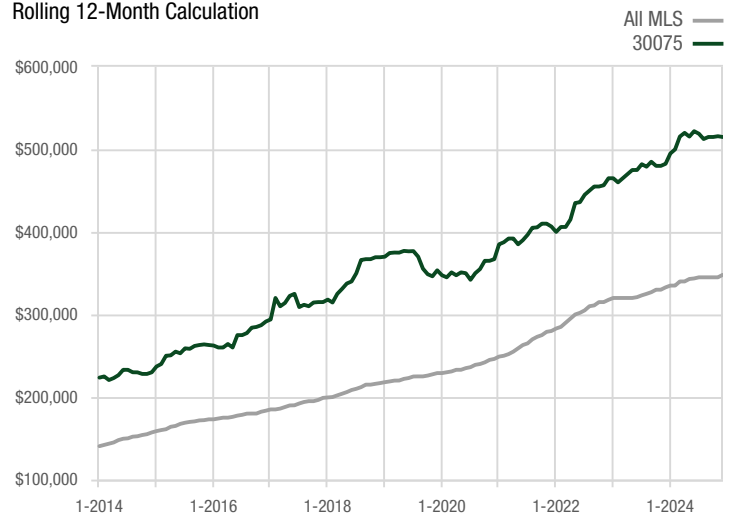
### Median Sales Price - Residential Detached

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.