

Local Market Update – December 2024

A Research Tool Provided by First Multiple Listing Service



30076

Includes Roswell in Fulton County

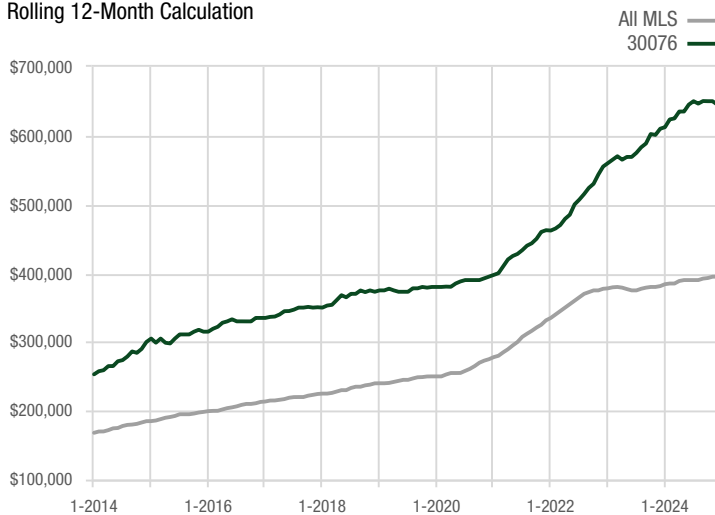
| Residential Detached | December | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------|--------------|--------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 11 | 19 | + 72.7% | 415 | 456 | + 9.9% |
| Pending Sales | 20 | 18 | - 10.0% | 353 | 346 | - 2.0% |
| Closed Sales | 25 | 33 | + 32.0% | 351 | 345 | - 1.7% |
| Days on Market Until Sale | 35 | 28 | - 20.0% | 19 | 22 | + 15.8% |
| Median Sales Price* | \$623,500 | \$590,000 | - 5.4% | \$610,000 | \$645,000 | + 5.7% |
| Average Sales Price* | \$699,596 | \$672,170 | - 3.9% | \$657,884 | \$711,891 | + 8.2% |
| Percent of List Price Received* | 100.1% | 98.6% | - 1.5% | 100.6% | 100.3% | - 0.3% |
| Inventory of Homes for Sale | 30 | 42 | + 40.0% | — | — | — |
| Months Supply of Inventory | 1.0 | 1.5 | + 50.0% | — | — | — |

| Residential Attached | December | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------|--------------|--------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 6 | 8 | + 33.3% | 188 | 213 | + 13.3% |
| Pending Sales | 11 | 9 | - 18.2% | 163 | 149 | - 8.6% |
| Closed Sales | 15 | 17 | + 13.3% | 162 | 150 | - 7.4% |
| Days on Market Until Sale | 51 | 37 | - 27.5% | 32 | 35 | + 9.4% |
| Median Sales Price* | \$625,000 | \$437,000 | - 30.1% | \$437,810 | \$454,600 | + 3.8% |
| Average Sales Price* | \$554,392 | \$475,802 | - 14.2% | \$460,818 | \$480,185 | + 4.2% |
| Percent of List Price Received* | 99.2% | 97.1% | - 2.1% | 99.7% | 98.3% | - 1.4% |
| Inventory of Homes for Sale | 17 | 26 | + 52.9% | — | — | — |
| Months Supply of Inventory | 1.3 | 2.1 | + 61.5% | — | — | — |

* 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.

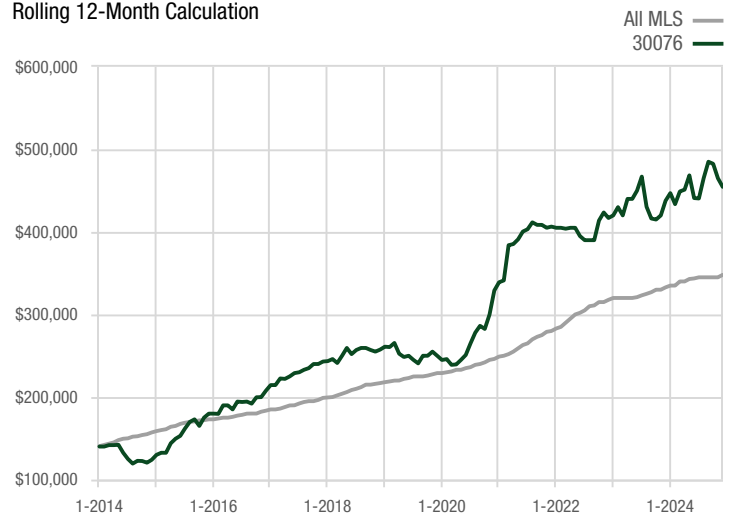
Median Sales Price - Residential Detached

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.