

# Local Market Update – December 2024

A Research Tool Provided by First Multiple Listing Service



## 30518

Includes Buford and Rest Haven in Gwinnett and Hall Counties and Sugar Hill in Gwinnett County

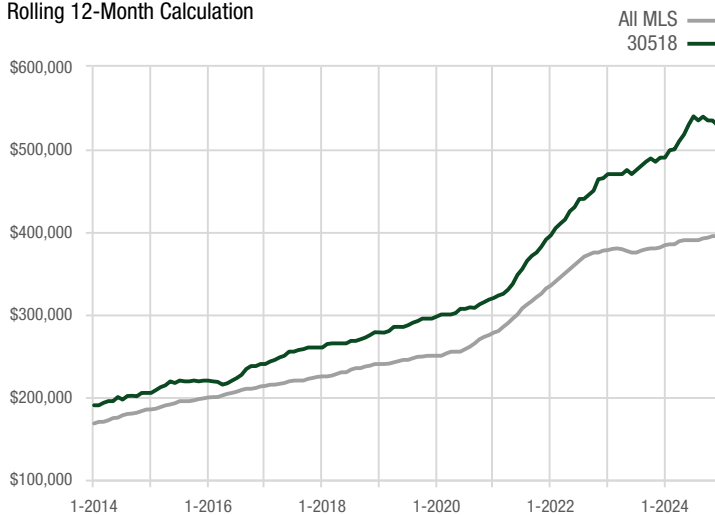
Residential Detached	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	35	36	+ 2.9%	803	855	+ 6.5%
Pending Sales	37	33	- 10.8%	609	605	- 0.7%
Closed Sales	51	47	- 7.8%	600	610	+ 1.7%
Days on Market Until Sale	38	36	- 5.3%	34	33	- 2.9%
Median Sales Price*	\$540,000	<b>\$485,000</b>	- 10.2%	\$490,000	<b>\$529,313</b>	+ 8.0%
Average Sales Price*	\$540,760	<b>\$529,270</b>	- 2.1%	\$541,741	<b>\$566,404</b>	+ 4.6%
Percent of List Price Received*	96.7%	<b>98.3%</b>	+ 1.7%	98.8%	<b>99.1%</b>	+ 0.3%
Inventory of Homes for Sale	105	121	+ 15.2%	—	—	—
Months Supply of Inventory	2.1	2.4	+ 14.3%	—	—	—

Residential Attached	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	10	5	- 50.0%	183	202	+ 10.4%
Pending Sales	6	10	+ 66.7%	137	152	+ 10.9%
Closed Sales	7	16	+ 128.6%	128	156	+ 21.9%
Days on Market Until Sale	26	63	+ 142.3%	47	48	+ 2.1%
Median Sales Price*	\$465,000	<b>\$412,490</b>	- 11.3%	\$432,000	<b>\$418,000</b>	- 3.2%
Average Sales Price*	\$409,593	<b>\$407,564</b>	- 0.5%	\$422,954	<b>\$430,530</b>	+ 1.8%
Percent of List Price Received*	98.7%	<b>98.6%</b>	- 0.1%	99.0%	<b>98.8%</b>	- 0.2%
Inventory of Homes for Sale	29	32	+ 10.3%	—	—	—
Months Supply of Inventory	2.5	2.5	0.0%	—	—	—

\* 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.

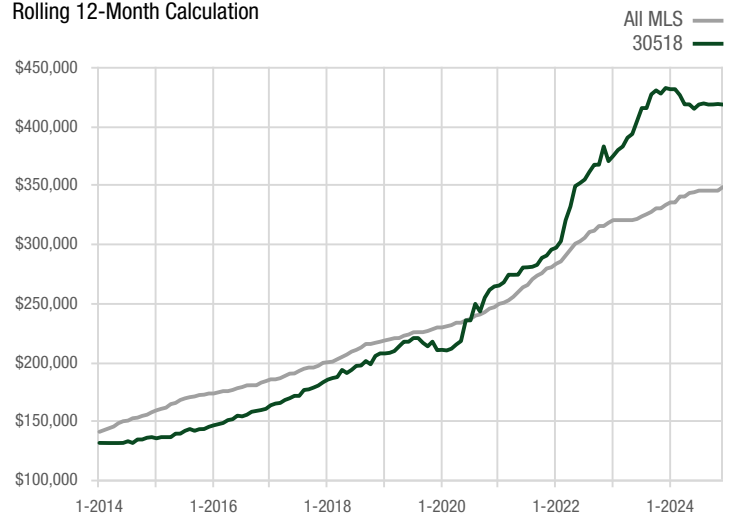
### Median Sales Price - Residential Detached

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.