

# Local Market Update – December 2018

A research tool provided by First Multiple Listing Service.



## 30004

Includes Alpharetta and Milton in Fulton County

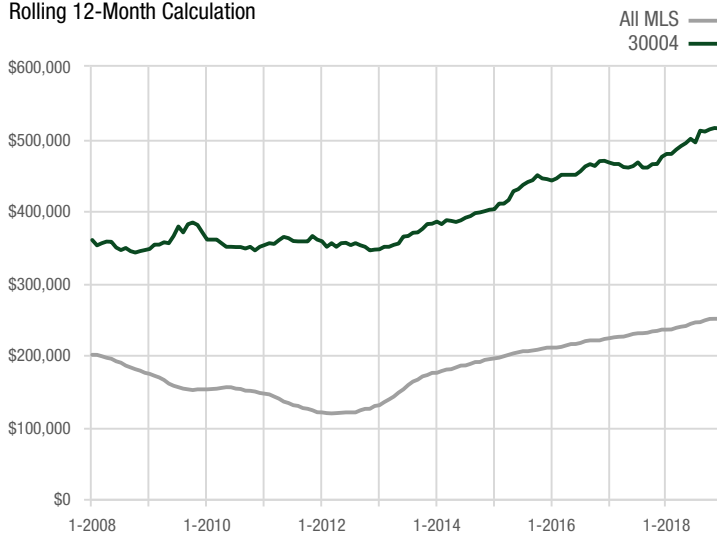
Residential Detached	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	67	55	- 17.9%	1,567	1,675	+ 6.9%
Pending Sales	46	43	- 6.5%	967	921	- 4.8%
Closed Sales	70	53	- 24.3%	951	932	- 2.0%
Days on Market Until Sale	68	56	- 17.6%	59	54	- 8.5%
Median Sales Price*	\$527,450	\$495,000	- 6.2%	\$475,000	\$514,391	+ 8.3%
Average Sales Price*	\$587,807	\$542,684	- 7.7%	\$556,733	\$590,023	+ 6.0%
Percent of List Price Received*	97.8%	97.2%	- 0.6%	97.9%	97.8%	- 0.1%
Inventory of Homes for Sale	305	324	+ 6.2%	—	—	—
Months Supply of Inventory	3.8	4.2	+ 10.5%	—	—	—

Residential Attached	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	24	23	- 4.2%	427	463	+ 8.4%
Pending Sales	26	20	- 23.1%	372	356	- 4.3%
Closed Sales	31	29	- 6.5%	375	354	- 5.6%
Days on Market Until Sale	39	38	- 2.6%	24	24	0.0%
Median Sales Price*	\$246,000	\$235,500	- 4.3%	\$230,000	\$252,450	+ 9.8%
Average Sales Price*	\$270,752	\$242,124	- 10.6%	\$247,219	\$260,638	+ 5.4%
Percent of List Price Received*	99.5%	98.0%	- 1.5%	99.1%	98.8%	- 0.3%
Inventory of Homes for Sale	32	59	+ 84.4%	—	—	—
Months Supply of Inventory	1.0	2.0	+ 100.0%	—	—	—

\* 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.

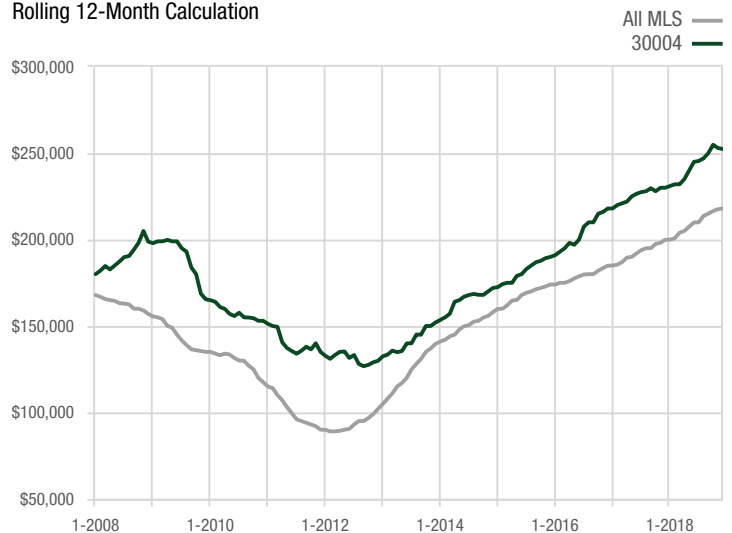
### Median Sales Price - Residential Detached

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.

Current as of January 28, 2019. All data from First Multiple Listing Service. Report © 2019 ShowingTime.