

Local Market Update – December 2018

A research tool provided by First Multiple Listing Service.



30005

Includes Alpharetta and Johns Creek in Fulton County

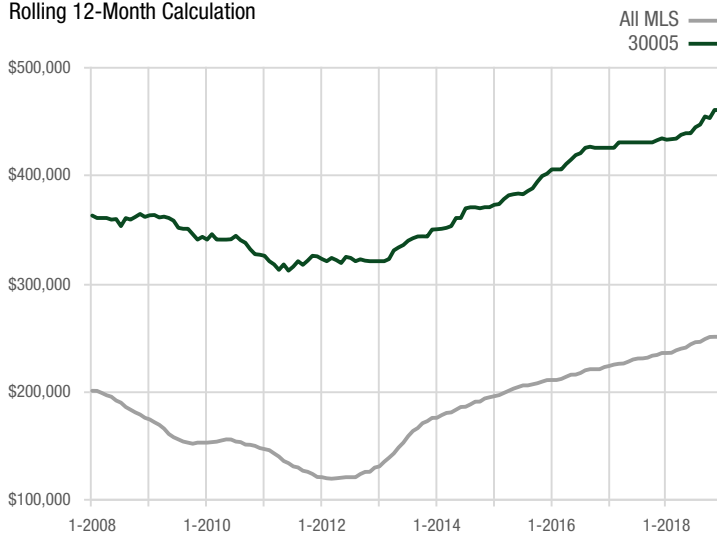
Residential Detached	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	26	22	- 15.4%	687	677	- 1.5%
Pending Sales	22	23	+ 4.5%	487	434	- 10.9%
Closed Sales	29	33	+ 13.8%	494	432	- 12.6%
Days on Market Until Sale	59	45	- 23.7%	41	42	+ 2.4%
Median Sales Price*	\$430,000	\$449,000	+ 4.4%	\$433,750	\$460,000	+ 6.1%
Average Sales Price*	\$490,266	\$490,408	+ 0.0%	\$467,090	\$496,064	+ 6.2%
Percent of List Price Received*	97.7%	97.6%	- 0.1%	98.0%	98.0%	0.0%
Inventory of Homes for Sale	72	108	+ 50.0%	—	—	—
Months Supply of Inventory	1.8	3.0	+ 66.7%	—	—	—

Residential Attached	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	6	6	0.0%	108	96	- 11.1%
Pending Sales	2	4	+ 100.0%	94	69	- 26.6%
Closed Sales	5	5	0.0%	90	70	- 22.2%
Days on Market Until Sale	73	70	- 4.1%	44	60	+ 36.4%
Median Sales Price*	\$280,000	\$422,000	+ 50.7%	\$286,500	\$321,750	+ 12.3%
Average Sales Price*	\$272,420	\$378,380	+ 38.9%	\$279,126	\$308,567	+ 10.5%
Percent of List Price Received*	99.4%	97.7%	- 1.7%	97.4%	98.1%	+ 0.7%
Inventory of Homes for Sale	17	20	+ 17.6%	—	—	—
Months Supply of Inventory	2.2	3.5	+ 59.1%	—	—	—

* 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.

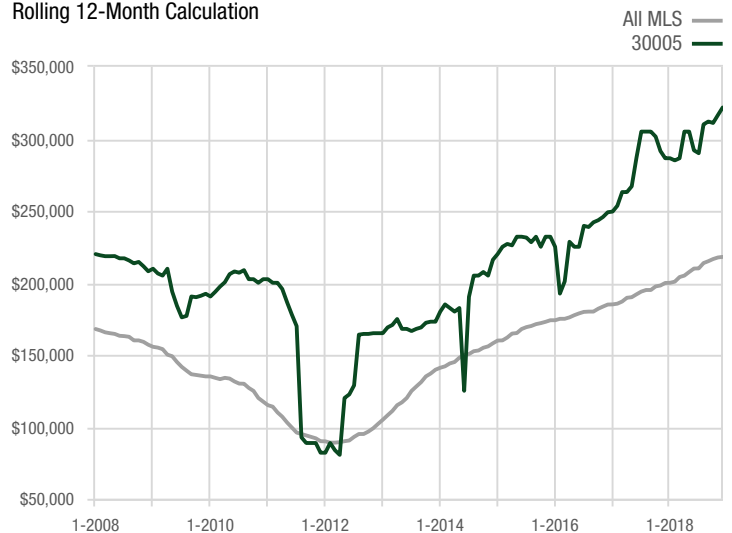
Median Sales Price - Residential Detached

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.