

AUGUST 2023
**MARKET
TRENDS**



ALPHARETTA, GEORGIA

MARKET TRENDS



Seller's Market

Balance Market

Buyer's Market

Key Details

Months of Inventory	List to Sold Price %	Median Days in RPR	Median Sold Price
1.89	99.3%	11	\$775,000
↑ 7.39% MoM	↓ 0.42% MoM	↓ 8.33% MoM	↑ 5.16% MoM

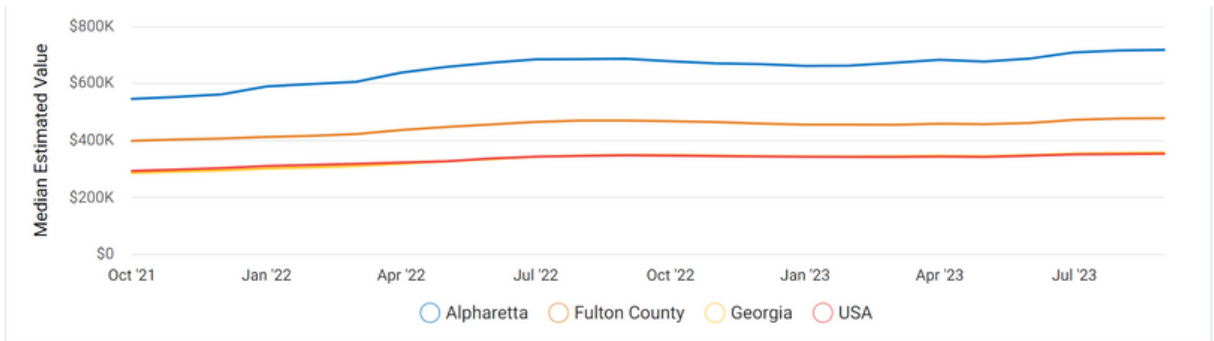
Source: Realtors Property Resource[®] analysis based on Listings

MEDIAN ESTIMATED PROPERTY VALUE

Median Estimated Value
\$717,440

Last Month Change
+0.3%

12 Month Change
+4.5%



NEW LISTINGS

Median List Price	# of Properties	Median \$/Sqft	Total \$ Volume	Median Living Area Sqft
\$785,000	195	\$261	\$198,590,842	3,086
↓ 2.5% MoM	↓ 12.9% MoM	↑ 4.4% MoM	↓ 1.9% MoM	↑ 4.1% MoM



ACTIVE LISTINGS

Median List Price	# of Properties	Median Days in RPR	Median \$/Sqft	Total \$ Volume	Median Living Area Sqft
\$947,500	290	38	\$285	\$406,052,745	3,435
↓ 4.2% MoM	↑ 5.8% MoM	↑ 9.5% MoM		↑ 6% MoM	↓ 2.4% MoM



NEW PENDING LISTINGS

Median List Price	# of Properties	Median Days in RPR	Median \$/Sqft	Total \$ Volume	Median Living Area Sqft
\$749,900	127	11	\$251	\$113,597,415	2,984
↑0.5% MoM	↓5.9% MoM	↑7.5% MoM		↓3.9% MoM	↓3.4% MoM



SOLD LISTINGS

Median Sold Price	# of Properties	Avg. List to Sale Price %	Median Days in RPR	Median \$/Sqft	Total \$ Volume
\$775,000	146	99.33%	11	\$259	\$128,481,931
↑5.2% MoM	↓12.6% MoM	↓0.4% MoM	↓8.3% MoM	↑7% MoM	↓8.6% MoM



MONTHS SUPPLY OF INVENTORY

Months Supply of Inventory
1.89

Last Month Change
+7.4%

12 Month Change
+23.5%



Source: Realtors Property Resource[®] analysis based on Listings

SOLD PUBLIC RECORDS

Median Sold Price	# of Properties	Median \$/Sqft	Median Living Area Sqft	Total \$ Volume
\$790,000	23	\$272	2,817	\$18,675,210
↑14.5% MoM	↓86.7% MoM	↑3.9% MoM	↑10.9% MoM	↓87.2% MoM

