



NOVEMBER 2023 MARKET TRENDS



NOVEMBER 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
1.64	99%	12	\$739,900
↓ 8.89% MoM	↓ 0.62% MoM	↑ 20% MoM	↓ 5.44% MoM

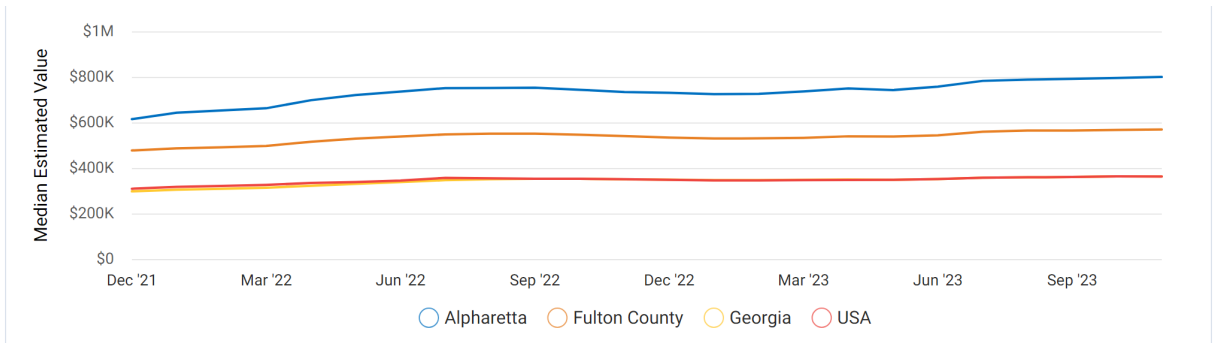
Source: Realtors Property Resource[®] analysis based on Listings

MEDIAN ESTIMATED PROPERTY VALUE

Median Estimated Value
\$800,200

Last Month Change
+0.6%

12 Month Change
+9%



NEW LISTINGS

Median List Price	# of Properties	Median \$/Sqft	Total \$ Volume	Median Living Area Sqft
\$850,000	103	\$243	\$114,135,282	3,665
↑ 5.3% MoM	↓ 23.7% MoM	↓ 3.6% MoM	↓ 20.6% MoM	↑ 14.5% MoM



ACTIVE LISTINGS

Median List Price	# of Properties	Median Days in RPR	Median \$/Sqft	Total \$ Volume	Median Living Area Sqft
\$1,299,900	182	49	\$272	\$316,457,968	4,475
↑ 4% MoM	↓ 9.9% MoM	↑ 19.5% MoM	↑ 2.3% MoM	↓ 4.9% MoM	↑ 0.1% MoM



NEW PENDING LISTINGS

Median List Price	# of Properties	Median Days in RPR	Median \$/Sqft	Total \$ Volume	Median Living Area Sqft
\$775,000	76	19	\$231	\$78,124,970	3,881
↑ 1.3% MoM	↓ 26.9% MoM	↑ 46.2% MoM	↓ 2.1% MoM	↓ 15.3% MoM	↑ 20.6% MoM



SOLD LISTINGS

Median Sold Price	# of Properties	Avg. List to Sale Price %	Median Days in RPR	Median \$/Sqft	Total \$ Volume
\$739,900	87	99.01%	12	\$233	\$75,666,145
↓ 5.4% MoM	↓ 20.9% MoM	↓ 0.6% MoM	↑ 20% MoM	↓ 5.3% MoM	↓ 23.5% MoM

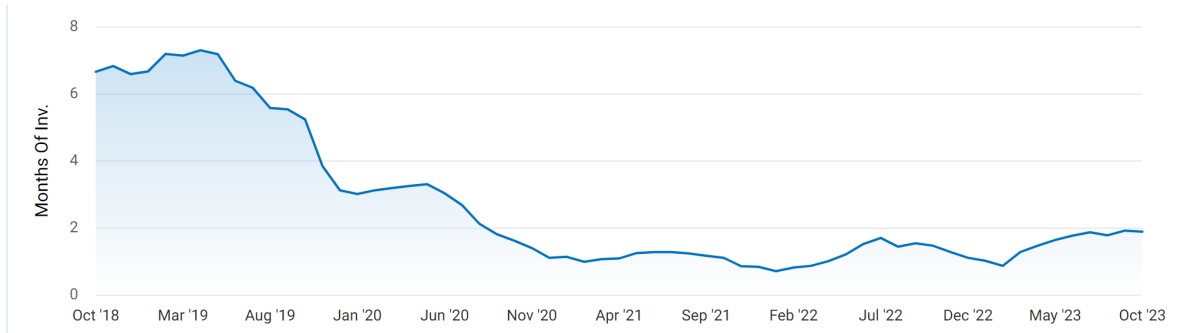


MONTHS SUPPLY OF INVENTORY

Months Supply of Inventory
1.64

Last Month Change
-8.9%

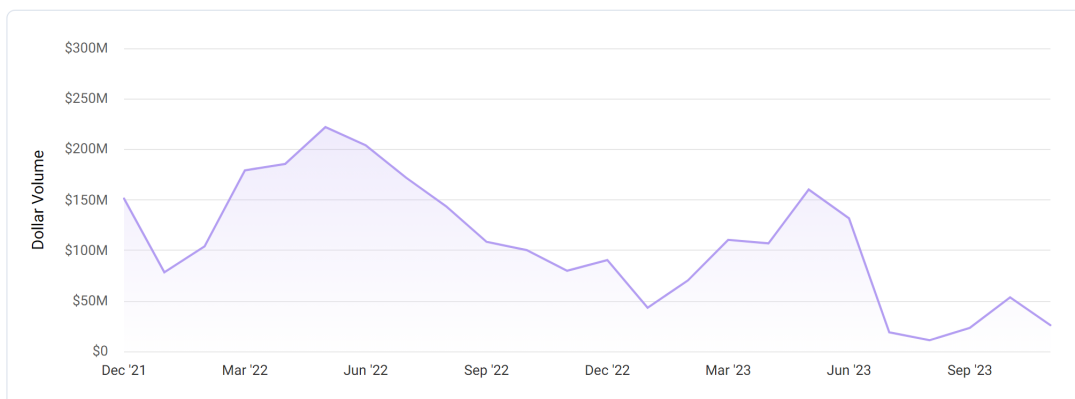
12 Month Change
+28.1%



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

SOLD PUBLIC RECORDS

Median Sold Price	# of Properties	Median \$/Sqft	Median Living Area Sqft	Total \$ Volume
\$836,350	28	\$281	3,100	\$26,301,790
↑ 19.5% MoM	↓ 54.1% MoM	↑ 3.7% MoM	↑ 15.9% MoM	↓ 51.1% MoM



NOVEMBER 2023
**MARKET
TRENDS**



CUMMING, GEORGIA

MARKET TRENDS

Key Details

Months of Inventory	List to Sold Price %	Median Days in RPR	Median Sold Price
2.32%	98.4%	27.92%	\$582,333
↑ 5.97% MoM	↑ 1.73% MoM	↓ 27.92% MoM	↓ 3.90% MoM

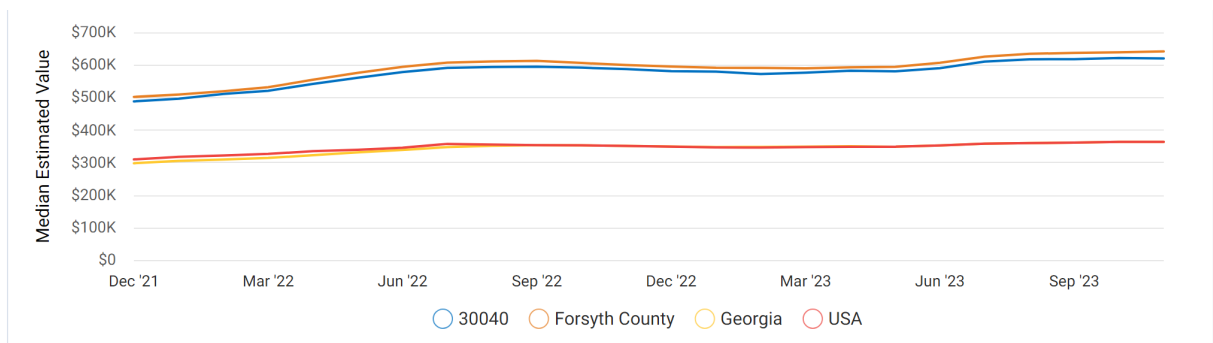
Source: Realtors Property Resource[®] analysis based on Listings

MEDIAN ESTIMATED PROPERTY VALUE

Median Estimated Value
\$578,687

Last Month Change
+1.4%

12 Month Change
+7.4%



NEW LISTINGS

Median List Price	# of Properties	Median \$/Sqft	Median Living Area Sqft
\$637,359	71	\$225	2,825
↑ 2.6% MoM	↓ 1.3% MoM	↓ 3.1% MoM	↑ 8.6% MoM



ACTIVE LISTINGS

Median List Price	# of Properties	Median Days in RPR	Median \$/Sqft	Median Living Area Sqft
\$687,433	120	42	\$230	3,047
↑ 0% MoM	↑ 6.1% MoM	↑ 31% MoM	↓ 0.9% MoM	↑ 7.2% MoM



NEW PENDING LISTINGS

Median List Price	# of Properties	Median Days in RPR	Median \$/Sqft	Median Living Area Sqft
\$574,133	45	18	\$212	2,750
↑ 4.2% MoM		↓ 25% MoM	↓ 0.5% MoM	↓ 2.2% MoM

PENDING LISTINGS

Median List Price	# of Properties	Median Days in RPR	Median \$/Sqft	Median Living Area Sqft
\$664,863	63	18	\$213	3,136
↑ 1.7% MoM	↑ 11.6% MoM	↑ 40% MoM	↓ 0.5% MoM	↑ 2.8% MoM

MONTHS SUPPLY OF INVENTORY

Months Supply of Inventory
1.84

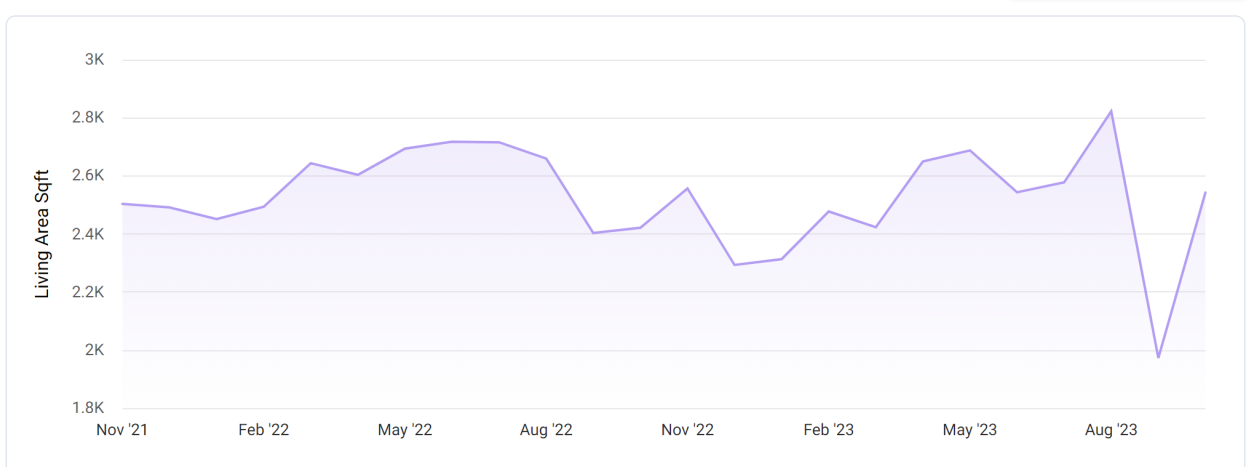
Last Month Change
+7%

12 Month Change
+15%



SOLD PUBLIC RECORDS

Median Sold Price	# of Properties	Median \$/Sqft	Median Living Area Sqft
\$405,304	16	\$152	1,738
↑ 8.1% MoM	↑ 66.1% MoM	↓ 6.1% MoM	↑ 28.8% MoM



NOVEMBER 2023 MARKET TRENDS



MILTON, 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
5.22	-	-	-
↑ 22.98% Mom			

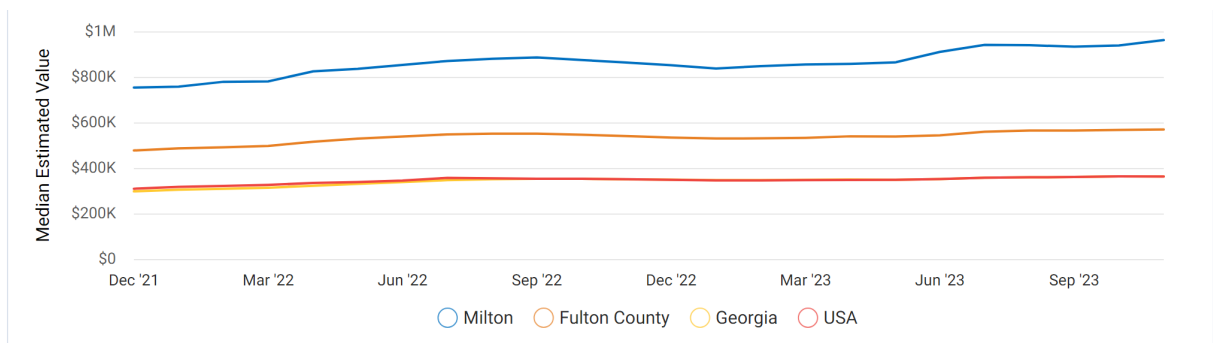
Source: Realtors Property Resource[®] analysis based on Listings

MEDIAN ESTIMATED PROPERTY VALUE

Median Estimated Value
\$961,650

Last Month Change
+2.5%

12 Month Change
+11.4%



NEW LISTINGS

Median List Price	# of Properties	Median \$/Sqft	Total \$ Volume	Median Living Area Sqft
\$1,237,500	16	\$332	\$24,606,999	3,511
↓ 52.4% MoM	↑ 128.6% Mom	↓ 26.4% MoM	↑ 37.1% Mom	↓ 44.1% MoM



ACTIVE LISTINGS

Median List Price	# of Properties	Median Days in RPR	Median \$/Sqft	Total \$ Volume	Median Living Area Sqft
\$1,950,000	30	55	\$387	\$64,700,659	5,125
↓ 8.1% MoM	↑ 7.1% MoM	↓ 5.2% MoM	↓ 6.1% MoM	↓ 4% MoM	↓ 1.9% MoM



NEW PENDING LISTINGS

Median List Price	# of Properties	Median Days in RPR	Median \$/Sqft	Total \$ Volume	Median Living Area Sqft
\$1,667,500	4	72	\$331	\$6,210,000	5,774
↑ 86.3% MoM	↓ 20% MoM	↑ 30.9% MoM	↑ 36.2% MoM	↓ 21.7% MoM	↑ 24.4% MoM



PENDING LISTINGS

Median List Price	# of Properties	Median Days in RPR	Median \$/Sqft	Total \$ Volume	Median Living Area Sqft
\$1,999,999	11	-	\$421	\$43,625,790	2,067
	↑ 10% MoM		↓ 0.9% MoM	↑ 0.3% MoM	↑ 8.3% MoM

SOLD LISTINGS

Median Sold Price	# of Properties	Avg. List to Sale Price %	Median Days in RPR	Median \$/Sqft	Total \$ Volume
-	2	-	-	-	-
	↓ 60% MoM				



MONTHS SUPPLY OF INVENTORY

Months Supply of Inventory
5.22

Last Month Change
+4%

12 Month Change
+47.5%



SOLD PUBLIC RECORDS

Median Sold Price	# of Properties	Median \$/Sqft	Median Living Area Sqft	Total \$ Volume
\$1,075,000	3	\$270	5,072	\$6,725,000

