



DECEMBER 2023 MARKET TRENDS



DECEMBER 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 |
|---------------------|----------------------|--------------------|-------------------|
| 1.42 | 98.5% | 19 | \$887,000 |
| ↓ 18.86%MoM | ↓ 0.37% MoM | ↑ 58.33% MoM | ↑ 19.79%MoM |

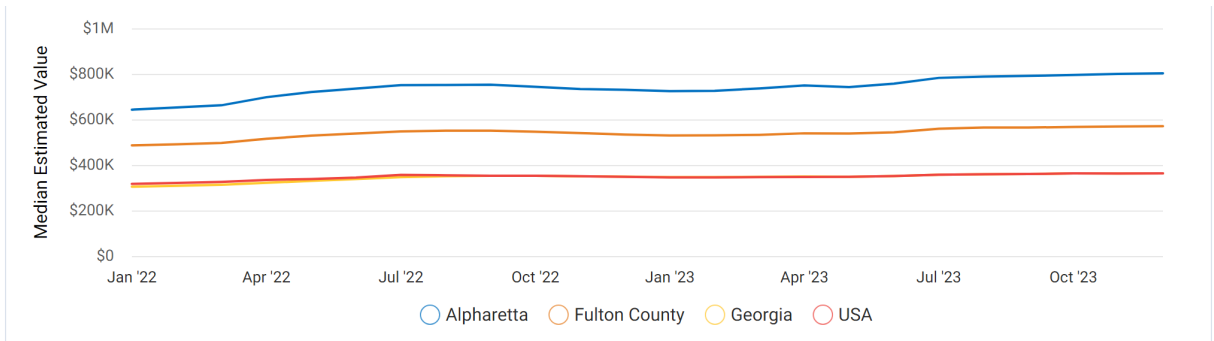
Source: Realtors Property Resource[®] analysis based on Listings

MEDIAN ESTIMATED PROPERTY VALUE

Median Estimated Value
\$802,800

Last Month Change
+0.3%

12 Month Change
+9.8%



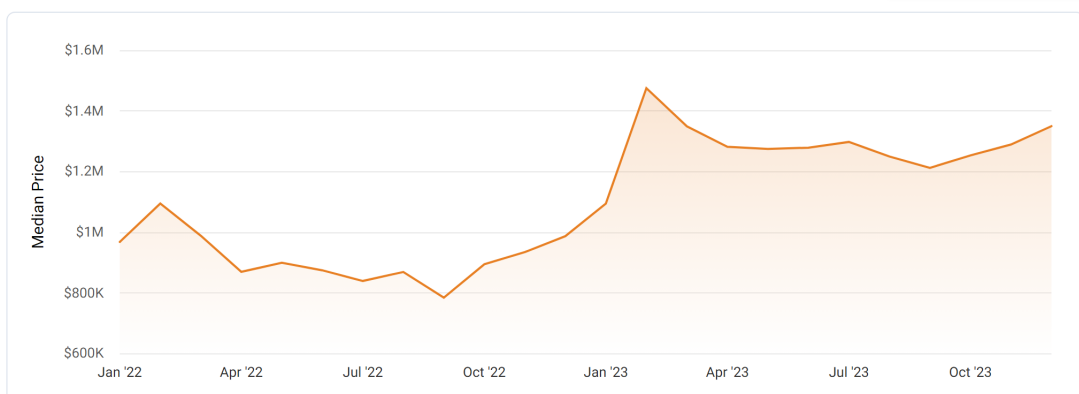
NEW LISTINGS

| Median List Price | # of Properties | Median \$/Sqft | Total \$ Volume | Median Living Area Sqft |
|-------------------|-----------------|----------------|----------------------|-------------------------|
| \$950,000 | 73 | \$251 | \$105,908,689 | 4,271 |
| ↑ 11.8% MoM | ↓ 30.5% MoM | ↑ 3.3% MoM | ↓ 9.7% MoM | ↑ 16.5% MoM |



ACTIVE LISTINGS

| Median List Price | # of Properties | Median Days in RPR | Median \$/Sqft | Total \$ Volume | Median Living Area Sqft |
|--------------------|-----------------|--------------------|----------------|----------------------|-------------------------|
| \$1,350,000 | 157 | 54 | \$295 | \$291,959,573 | 4,475 |
| ↑ 4.7% MoM | ↓ 19.1% MoM | ↑ 8% MoM | ↑ 10.1% MoM | ↓ 10.5% MoM | ↑ 2% MoM |



NEW PENDING LISTINGS

| Median List Price | # of Properties | Median Days in RPR | Median \$/Sqft | Total \$ Volume | Median Living Area Sqft |
|-------------------|-----------------|--------------------|----------------|---------------------|-------------------------|
| \$784,450 | 62 | 27 | \$223 | \$60,625,373 | 3,498 |
| ↓0.6% MoM | ↓21.5% MoM | ↑35% MoM | ↓5.1% MoM | ↓31.3% MoM | ↓12% MoM |



SOLD LISTINGS

| Median Sold Price | # of Properties | Avg. List to Sale Price % | Median Days in RPR | Median \$/Sqft | Total \$ Volume |
|-------------------|-----------------|---------------------------|--------------------|----------------|---------------------|
| \$887,000 | 79 | 98.49% | 19 | \$231 | \$82,552,766 |
| ↑19.8% MoM | ↓14.1% MoM | ↓0.4% MoM | ↑58.3% MoM | ↓1.3% MoM | ↓1.7% MoM |



MONTHS SUPPLY OF INVENTORY

Months Supply of Inventory
1.42

Last Month Change
-18.9%

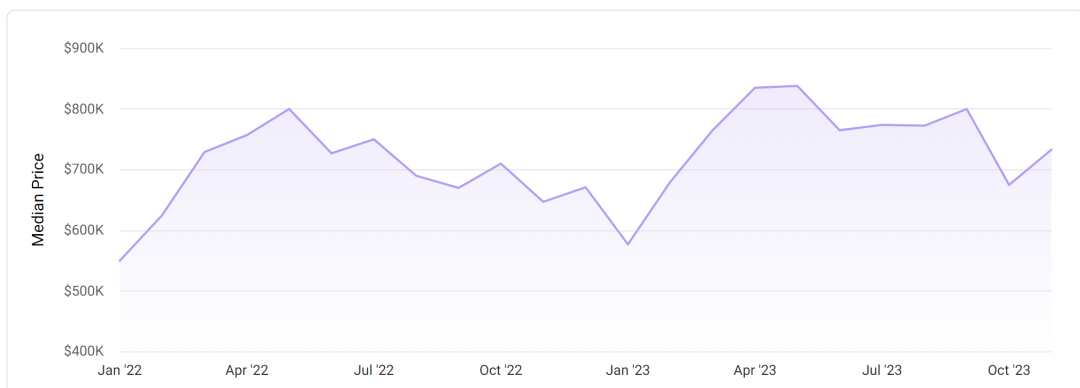
12 Month Change
+25.7%



Source: Realtors Property Resource® analysis based on Listings

SOLD PUBLIC RECORDS

| Median Sold Price | # of Properties | Median \$/Sqft | Median Living Area Sqft | Total \$ Volume |
|-------------------|-----------------|----------------|-------------------------|---------------------|
| \$733,000 | 28 | \$281 | 3,100 | \$26,301,790 |
| ↑ 8.6% MoM | ↓ 13.8% MoM | ↑ 2.6% MoM | ↑ 2.7% MoM | ↓ 18.2% MoM |



DECEMBER 2023
**MARKET
TRENDS**



CUMMING, GEORGIA

MARKET TRENDS

Key Details

| Months of Inventory | List to Sold Price % | Median Days in RPR | Median Sold Price |
|---------------------|----------------------|--------------------|-------------------|
| 1.51 | 97.7% | 19 | \$577,500 |
| ↓ 20.53% MoM | ↓ 1.08% MoM | ↑ 46.15% MoM | ↓ 5.33% MoM |

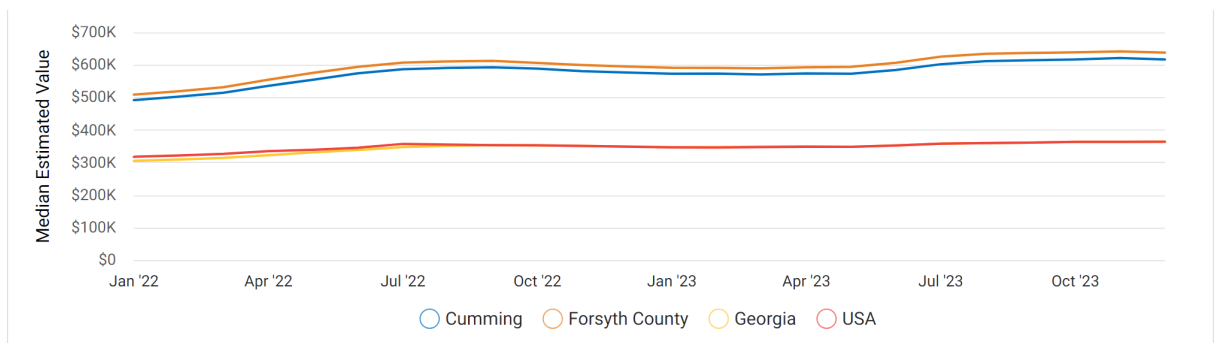
Source: Realtors Property Resource[®] analysis based on Listings

MEDIAN ESTIMATED PROPERTY VALUE

Median Estimated Value
\$616,910

Last Month Change
+1.4%

12 Month Change
+7.4%



NEW LISTINGS

| Median List Price | # of Properties | Median \$/Sqft | Median Living Area Sqft |
|-------------------|--------------------|-------------------|-------------------------|
| \$637,500 | 129 | \$229 | 3,034 |
| ↑ 2.8% MoM | ↓ 40.6% MoM | ↑ 0.9% MoM | ↑ 8.6% MoM |



ACTIVE LISTINGS

| Median List Price | # of Properties | Median Days in RPR | Median \$/Sqft | Median Living Area Sqft |
|-------------------|--------------------|--------------------|-------------------|-------------------------|
| \$703,995 | 293 | 58 | \$234 | 3,100 |
| ↑ 1% MoM | ↓ 19.9% MoM | ↑ 38.1% MoM | ↑ 2.2% MoM | ↓ 0.7% MoM |



NEW PENDING LISTINGS

| Median List Price | # of Properties | Median Days in RPR | Median \$/Sqft | Median Living Area Sqft |
|-------------------|-----------------|--------------------|----------------|-------------------------|
| \$620,000 | 137 | 27 | \$210 | 2,970 |
| ↑ 7.1% MoM | ↑ 3% MoM | ↑ 42.1% MoM | ↓ 2.8% MoM | ↑ 6.9% MoM |

PENDING LISTINGS

| Median List Price | # of Properties | Median Days in RPR | Median \$/Sqft | Median Living Area Sqft |
|-------------------|-----------------|--------------------|----------------|-------------------------|
| \$650,000 | 169 | - | \$210 | 3,176 |
| ↑ 0.5% MoM | ↓ 8.6% MoM | | ↓ 0.5% MoM | ↑ 1.6% MoM |

MONTHS SUPPLY OF INVENTORY

Months Supply of Inventory
1.51

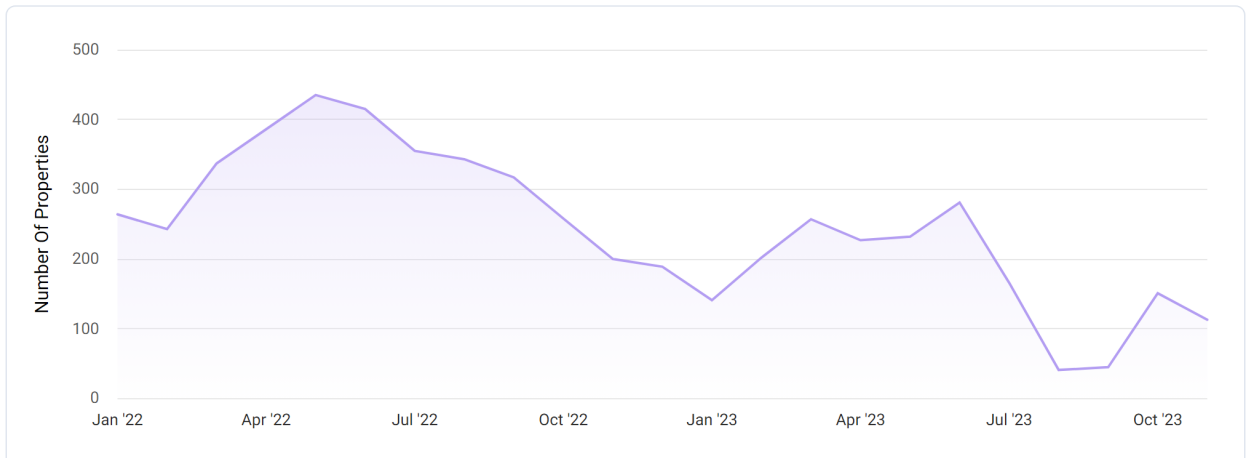
Last Month Change
-20.5%

12 Month Change
+16.2%



SOLD PUBLIC RECORDS

| Median Sold Price | # of Properties | Median \$/Sqft | Median Living Area Sqft |
|-------------------|-----------------|----------------|-------------------------|
| \$570,000 | 113 | \$218 | 2,335 |
| ↓ 3.4% MoM | ↓ 25.2% MoM | ↑ 1.4% MoM | ↓ 13.4% MoM |



DECEMBER 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 |
|---------------------|----------------------|--------------------|-------------------|
| 6.09 | 101.2% | 77 | \$1,775,000 |
| ↑ 3.05% MoM | | | |

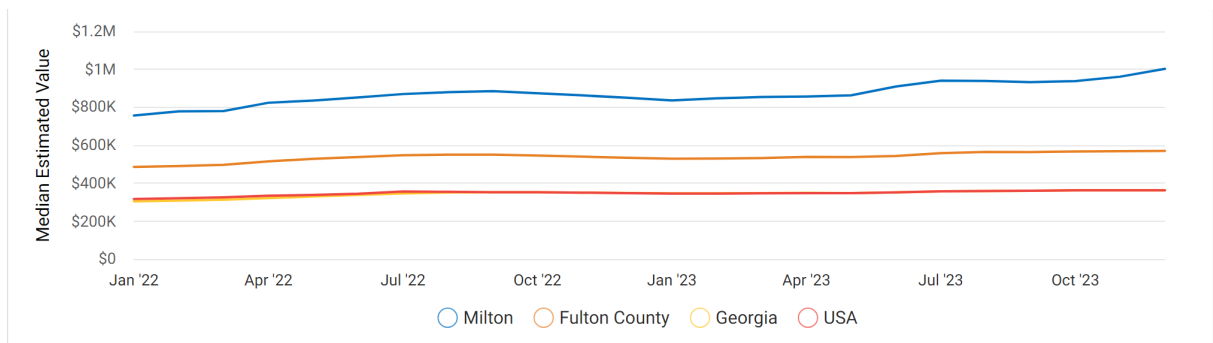
Source: Realtors Property Resource[®] analysis based on Listings

MEDIAN ESTIMATED PROPERTY VALUE

Median Estimated Value
\$1,002,830

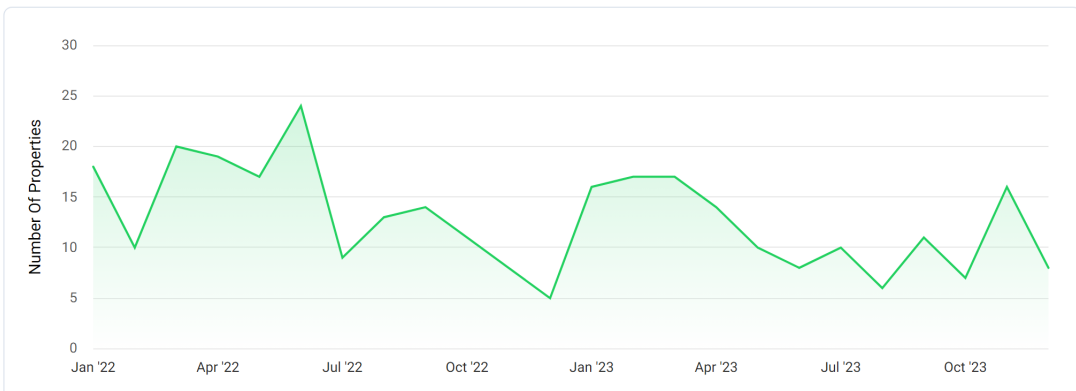
Last Month Change
+4.3%

12 Month Change
+17.8%



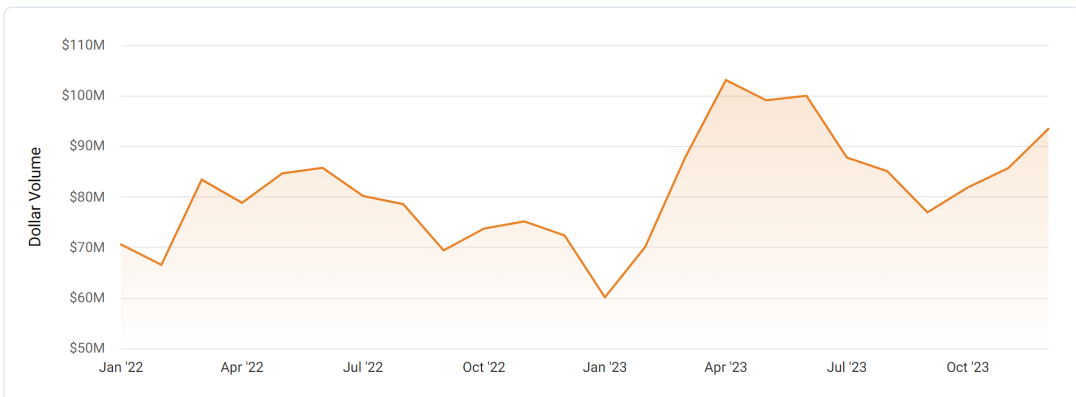
NEW LISTINGS

| Median List Price | # of Properties | Median \$/Sqft | Total \$ Volume | Median Living Area Sqft |
|--------------------|-----------------|----------------|---------------------|-------------------------|
| \$2,243,000 | 8 | \$392 | \$26,478,000 | 4,606 |
| ↑ 81.3% MoM | ↓ 50% Mom | ↑ 17.7% MoM | ↑ 7.6% Mom | ↑ 37.6% MoM |



ACTIVE LISTINGS

| Median List Price | # of Properties | Median Days in RPR | Median \$/Sqft | Total \$ Volume | Median Living Area Sqft |
|--------------------|-----------------|--------------------|----------------|---------------------|-------------------------|
| \$1,974,500 | 34 | 62 | \$425 | \$93,484,558 | 5,125 |
| | | | ↑ 2.7% MoM | ↑ 9.1% MoM | ↓ 0.2% MoM |



NEW PENDING LISTINGS

| Median List Price | # of Properties | Median Days in RPR | Median \$/Sqft | Total \$ Volume | Median Living Area Sqft |
|-------------------|-----------------|--------------------|----------------|-----------------|-------------------------|
| - | 2 | - | - | - | - |
| | ↓ 50% MoM | | | | |



PENDING LISTINGS

| Median List Price | # of Properties | Median Days in RPR | Median \$/Sqft | Total \$ Volume | Median Living Area Sqft |
|-------------------|-----------------|--------------------|----------------|-----------------|-------------------------|
| \$1,999,999 | 8 | - | \$425 | \$16,139,998 | 4,700 |
| | ↓ 27.3% MoM | | ↑ 1% MoM | ↓ 23.6% MoM | ↓ 7.7% MoM |

SOLD LISTINGS

| Median Sold Price | # of Properties | Avg. List to Sale Price % | Median Days in RPR | Median \$/Sqft | Total \$ Volume |
|--------------------|-----------------|---------------------------|--------------------|----------------|--------------------|
| \$1,775,000 | 5 | 101.21% | 77 | \$393 | \$8,736,064 |
| | ↓ 150% MoM | | | | |



MONTHS SUPPLY OF INVENTORY

Months Supply of Inventory
6.09

Last Month Change
+3%

12 Month Change
+82.3%



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 |
| ↑ 41.1% MoM | ↓ 25% MoM | ↓ 28.4% MoM | ↓ 200.1% MoM | ↑ 57.5% MoM |

