

COMPASS



MARKET INSIGHTS





COMPASS OFFICES

Buckhead

3107 Peachtree Road NE, Suite A-1
Atlanta, GA 30305

Intown

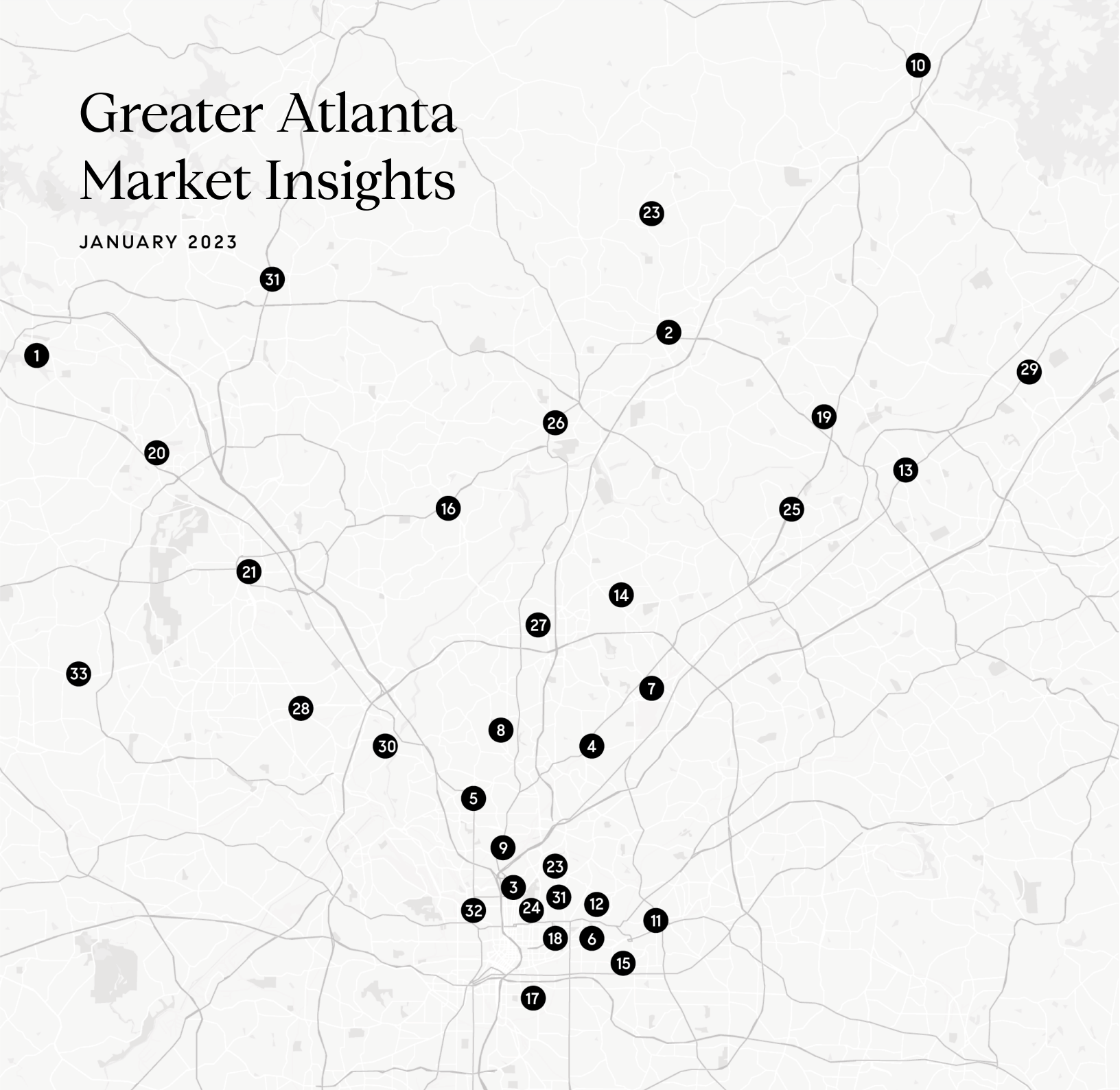
1409 Peachtree Street NE
Atlanta, GA 30309

North Atlanta

8000 Avalon Boulevard, Suite 100
Alpharetta, GA 30009

Greater Atlanta Market Insights

JANUARY 2023



- | | | |
|--|-------------------------------------|-----------------------|
| 1. ACWORTH | 12. DRUID HILLS | 24. MORNINGSIDE |
| 2. ALPHARETTA | 13. DULUTH | 25. PEACHTREE CORNERS |
| 3. ANSLEY PARK | 14. DUNWOODY | 26. ROSWELL |
| 4. BROOKHAVEN | 15. EAST LAKE, EDGEWOOD, & KIRKWOOD | 27. SANDY SPRINGS |
| 5. BUCKHEAD | 16. EAST COBB | 28. SMYRNA |
| 6. CANDLER PARK | 17. GRANT PARK | 29. SUWANEE |
| 7. CHAMBLEE | 18. INMAN PARK & OLD FOURTH WARD | 30. VININGS |
| 8. CHASTAIN PARK | 19. JOHNS CREEK | 31. VIRGINIA-HIGHLAND |
| 9. COLLIER HILLS (BROOKWOOD,
BROOKWOOD HILLS, & LORING HEIGHTS) | 20. KENNESAW | 32. WEST MIDTOWN |
| 10. CUMMING | 21. MARIETTA | 33. WOODSTOCK |
| 11. DECATUR | 22. MIDTOWN | |
| | 23. MILTON | |

Report Definitions

GEOGRAPHY

covered in this report is Atlanta, Georgia and the surrounding region, specifically the towns and neighborhoods detailed on the prior page.

ACTIVE

is current inventory, defined as all properties actively listed on February 1st, 2023.

NEW

is defined as any properties put on the market during January 2023.

CONTRACT SIGNED

figures are based on publicly reported transactions as of February 1st, 2023. The signed price reflects the latest available, or last known asking price.

SOLD

figures are based on publicly reported transactions which closed by February 1st, 2023.

AVERAGE PRICE

is the sum of all prices divided by the total number of properties.

MONTHS OF SUPPLY

is calculated as the current inventory divided by the average number of contracts per month in the last twelve months. A buyer's market, where supply is greater than demand, is defined as more than six months of supply. A seller's market, where supply is less than demand, is defined as less than six months of supply. A balanced market, where supply is equal to demand, is defined as six months of supply.

DAYS ON MARKET (DOM)

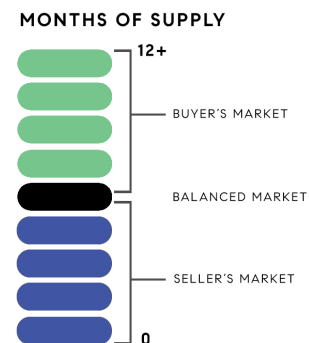
is calculated as the list date subtracted from the off market date, which is either the contract signed date, or the sold date, depending on availability.

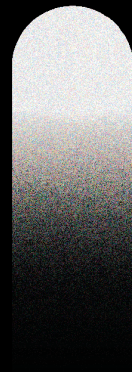
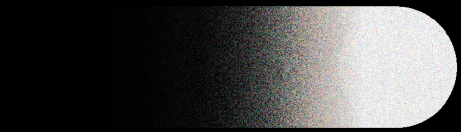
SALE-TO-LIST RATIO

is the average sale price divided by the average list price.

YEAR-OVER-YEAR (YOY) CHANGE

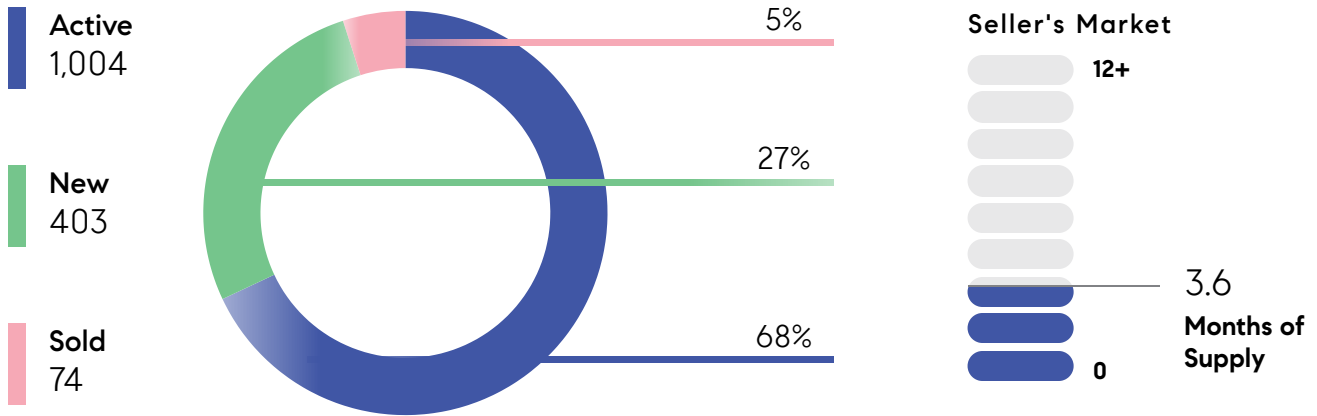
is the percentage difference of a particular metric for the current time period, compared against the same time period of the previous year.





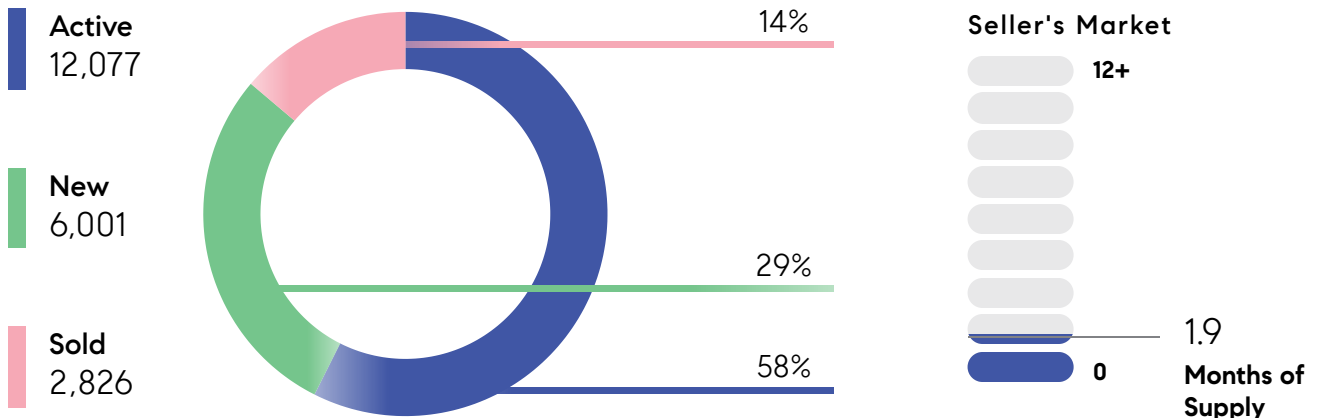
Overall Atlanta JANUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$2,025,445	68	95.7%	\$1,669,254
YoY Change	6.0%	11.5%	-1.8%	9.8%

DETACHED UNDER 1M



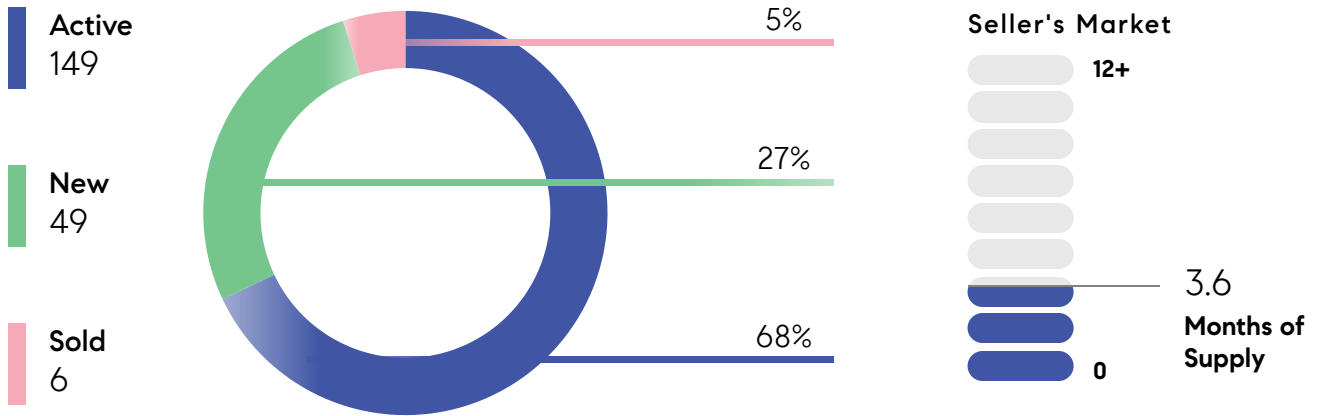
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$418,720	54	97.7%	\$385,878
YoY Change	5.9%	116.0%	-2.8%	-0.3%

*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

Source: FMLS Compulsory Listing Areas | The information is believed to be accurate but is not warranted.

Overall Atlanta JANUARY 2023

DETACHED OVER 3M



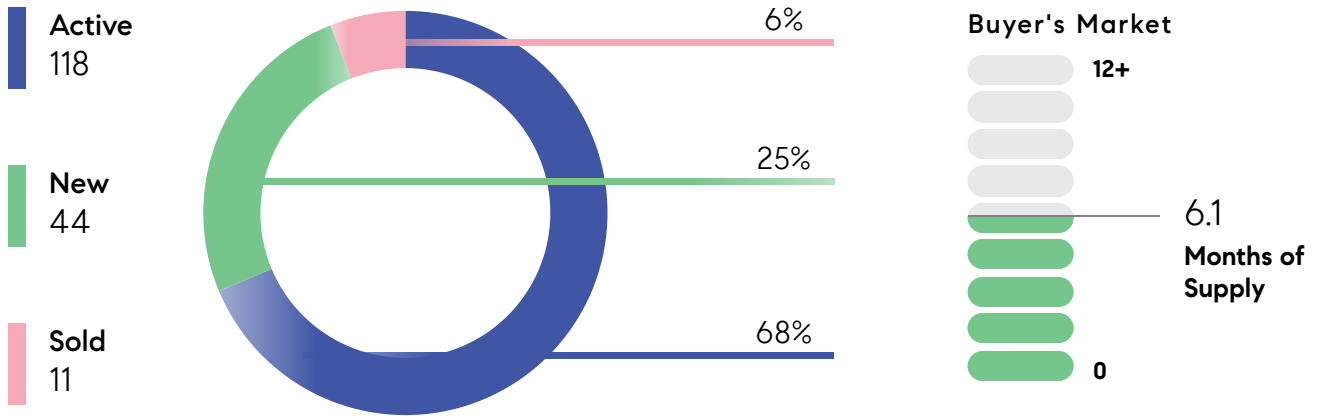
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$4,937,665	95	93.4%	\$3,758,000
YoY Change	4.3%	-22.8%	-1.6%	0.8%

*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

Source: FMLS Compulsory Listing Areas | The information is believed to be accurate but is not warranted.

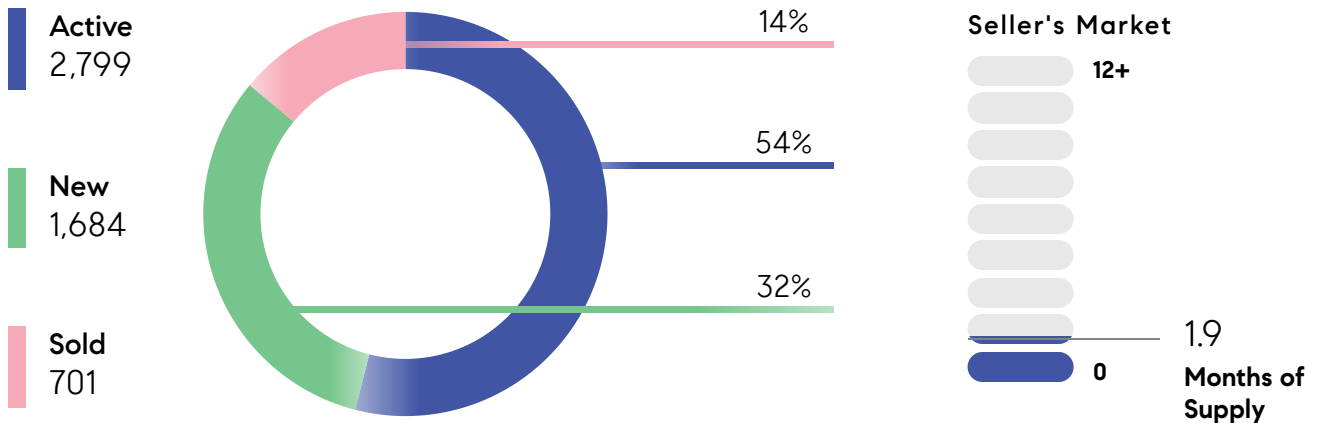
Overall Atlanta JANUARY 2023

ATTACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$1,993,133	65	96.0%	\$1,624,682
YoY Change	24.1%	-59.6%	2.3%	-10.9%

ATTACHED UNDER 1M



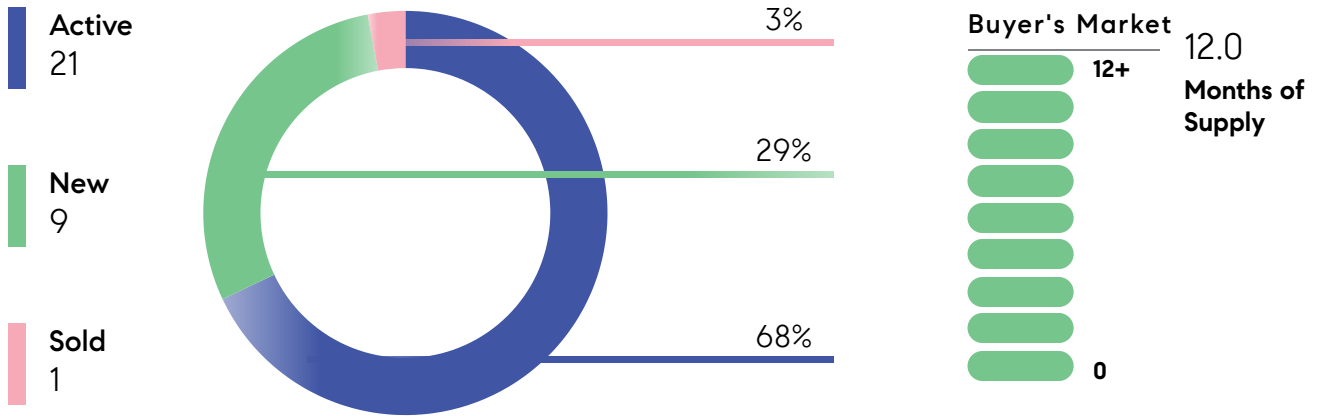
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$359,320	45	97.9%	\$315,240
YoY Change	5.7%	50.0%	-2.3%	1.9%

*Graph Legend ■ Buyer's Market (Supply > Demand) ■ Seller's Market (Supply < Demand) ■ Balanced Market (Supply = Demand)

Source: FMLS Compulsory Listing Areas | The information is believed to be accurate but is not warranted.

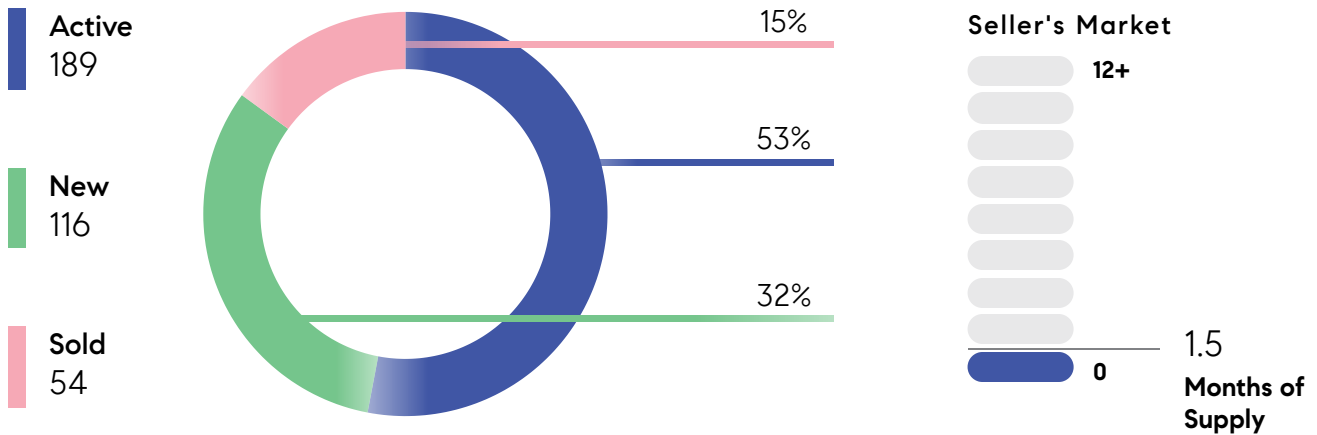
Acworth JANUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$1,628,333	52	95.5%	\$1,555,000
YoY Change	18.4%	-53.2%	-1.3%	16.9%

DETACHED UNDER 1M



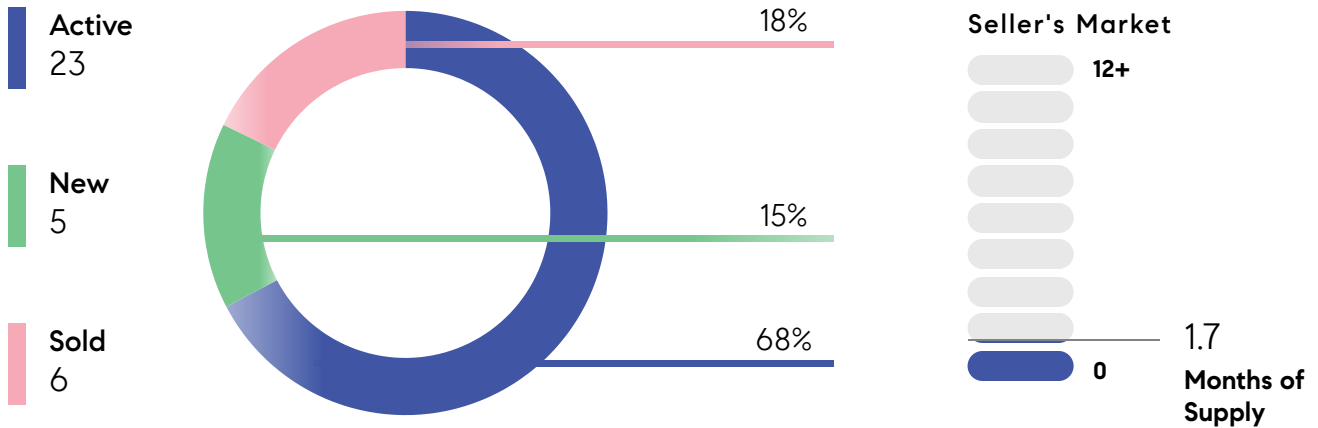
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$449,804	50	85.7%	\$385,477
YoY Change	13.7%	177.8%	-16.0%	-4.5%

*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

Acworth JANUARY 2023

ATTACHED UNDER 1M



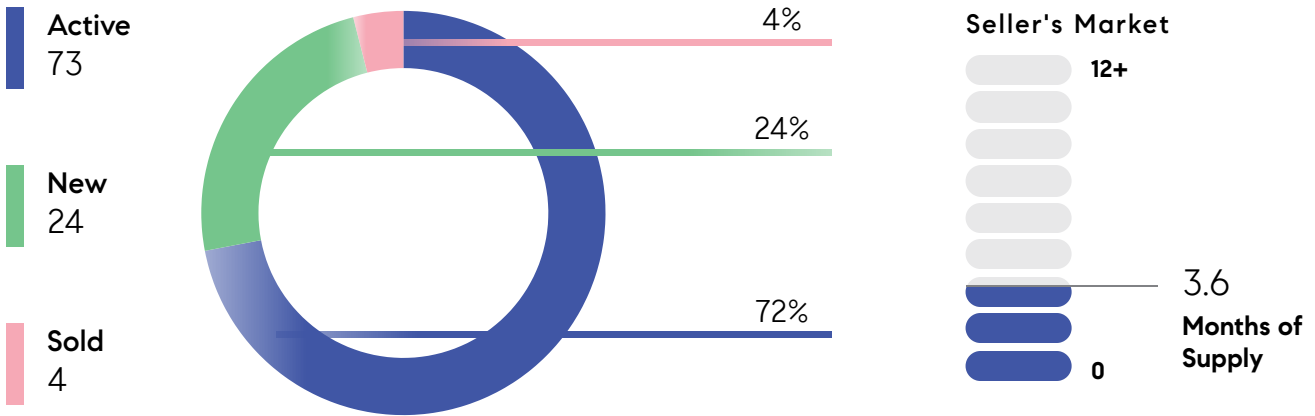
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$291,800	17	145.7%	\$425,262
YoY Change	-4.7%	6.3%	51.0%	43.9%

*Graph Legend ■ Buyer's Market (Supply > Demand) ■ Seller's Market (Supply < Demand) ■ Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

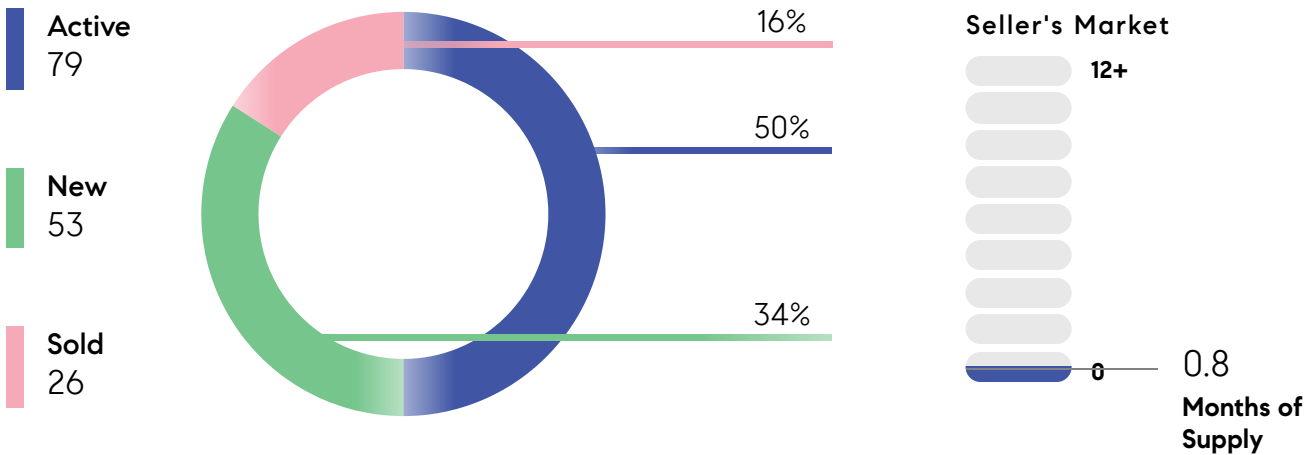
Alpharetta JANUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$2,120,908	64	57.5%	\$1,219,250
YoY Change	26.9%	88.2%	-28.6%	-9.5%

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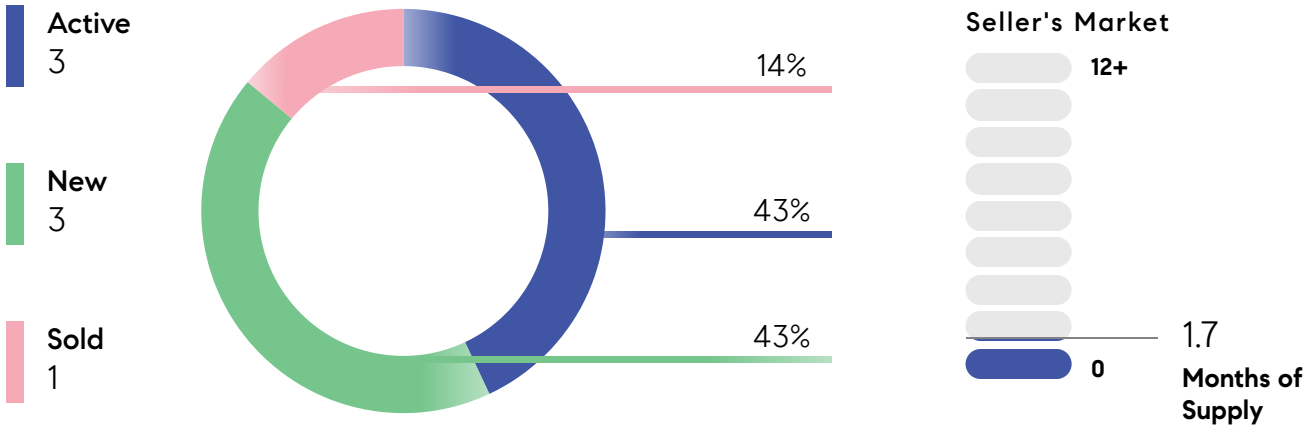
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$679,881	32	89.9%	\$611,365
YoY Change	15.6%	39.1%	-8.8%	5.4%

*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

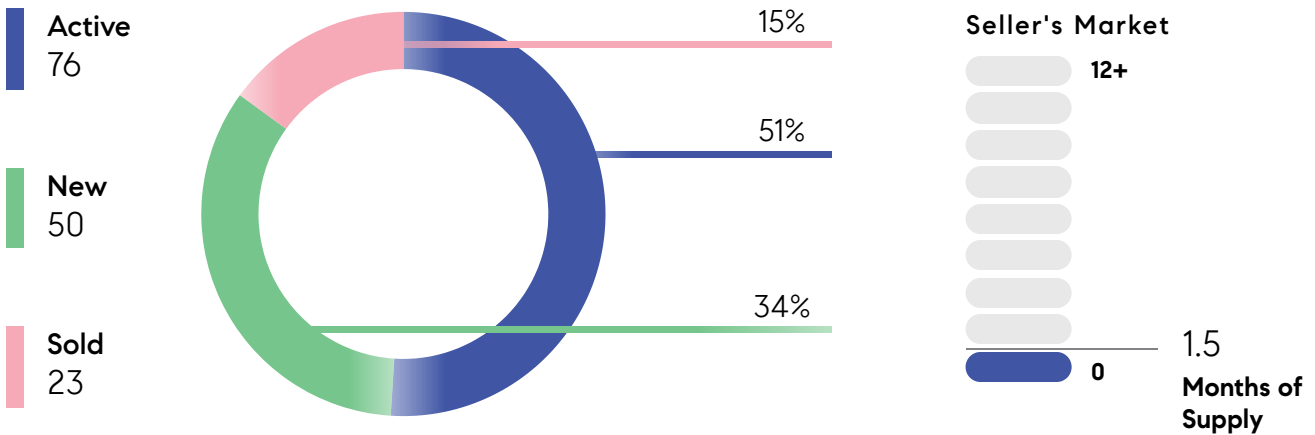
Alpharetta JANUARY 2023

ATTACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$1,253,000	52	108.5%	\$1,360,000
YoY Change	-	-	-	-

ATTACHED UNDER 1M



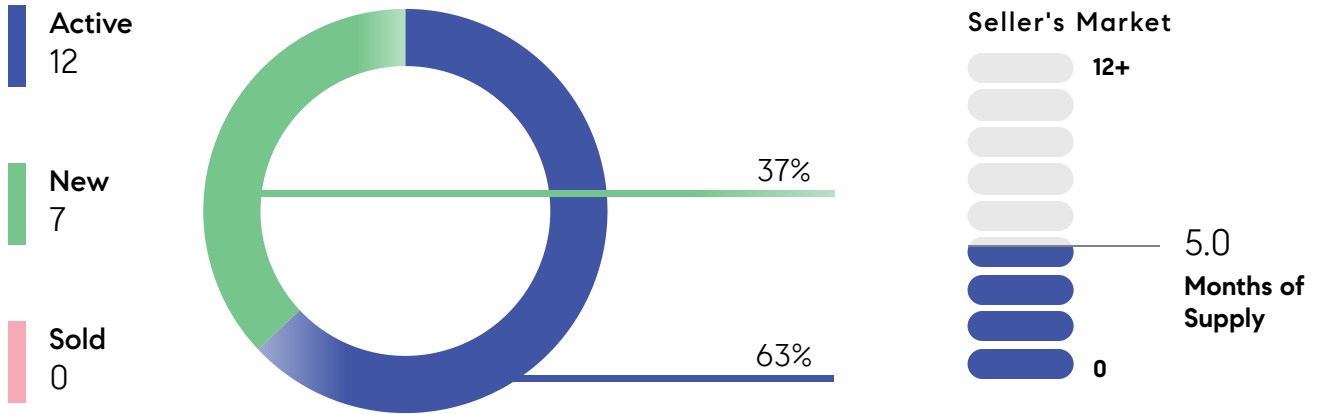
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$553,952	46	74.0%	\$410,083
YoY Change	17.7%	187.5%	-16.5%	-1.8%

*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

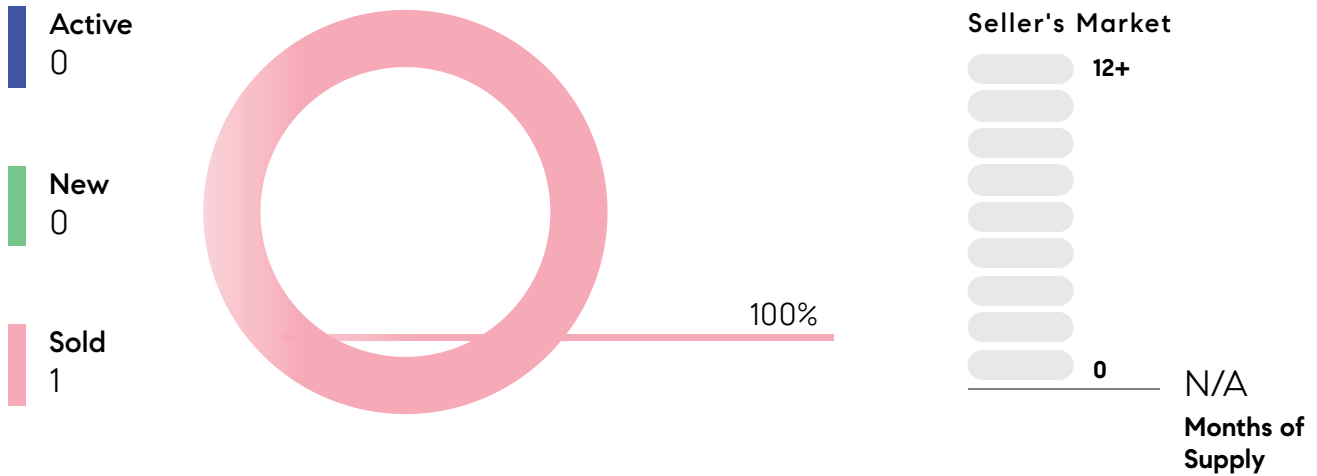
Ansley Park JANUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$2,947,143	-	-	-
YoY Change	-1.6%	-	-	-

DETACHED UNDER 1M



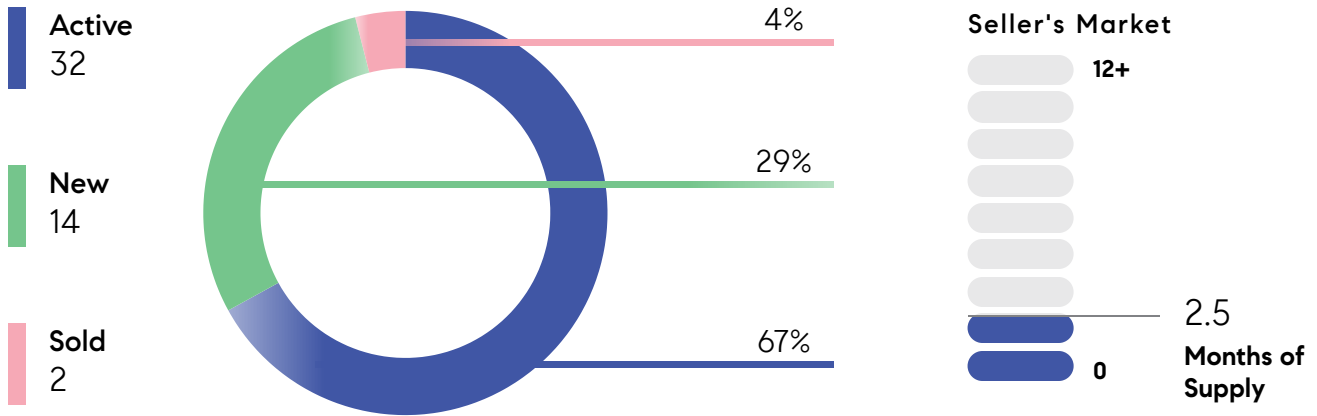
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	-	15	-	\$230,000
YoY Change	-	36.4%	-	-63.8%

*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

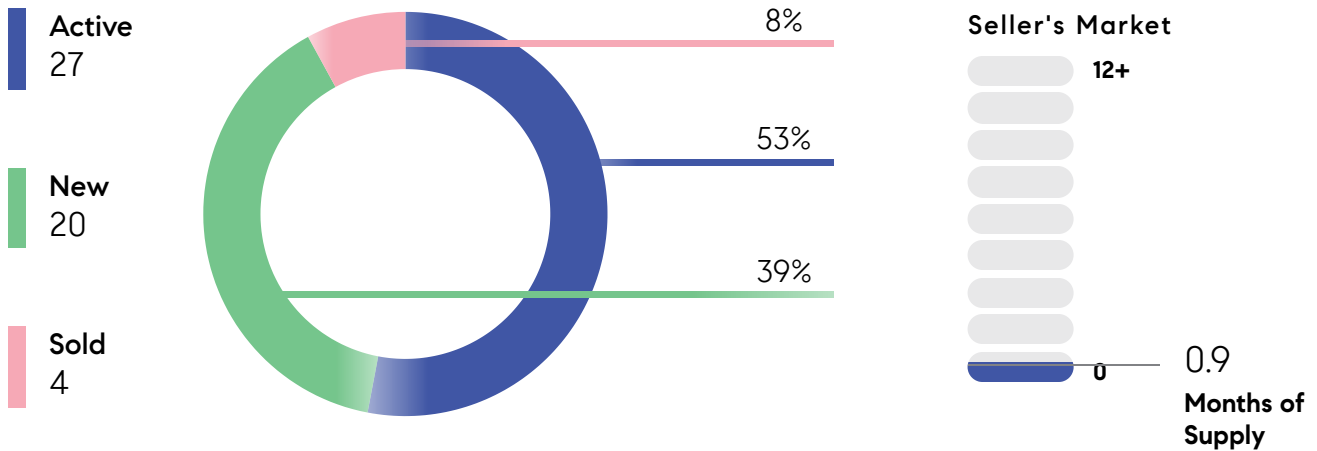
Brookhaven JANUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$1,652,492	23	87.1%	\$1,439,000
YoY Change	15.3%	-48.9%	-11.2%	2.3%

DETACHED UNDER 1M



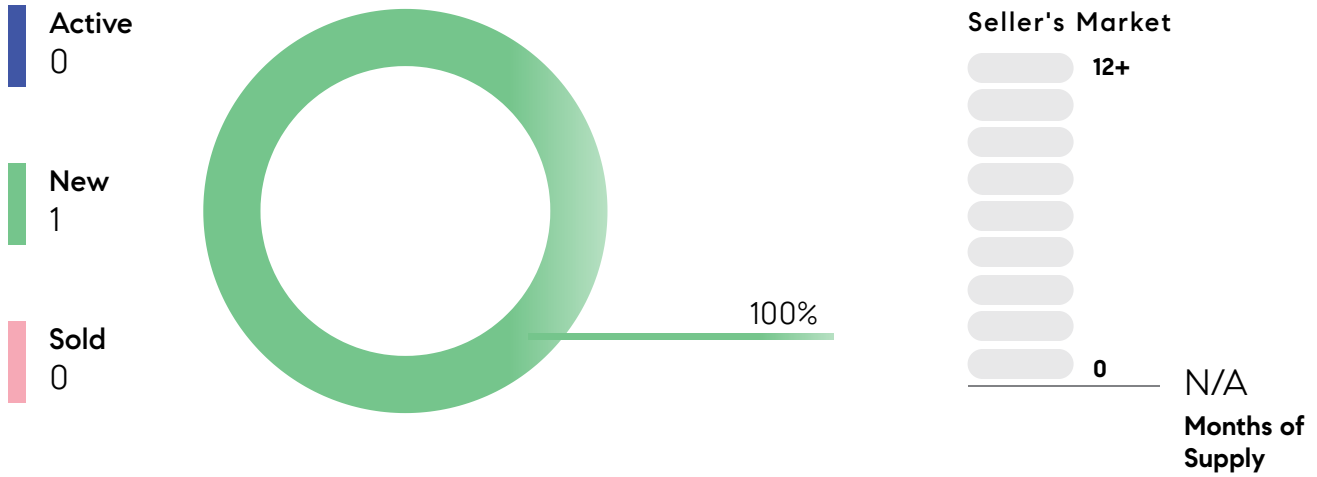
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$615,745	54	121.9%	\$750,750
YoY Change	-1.4%	42.1%	16.2%	14.6%

*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

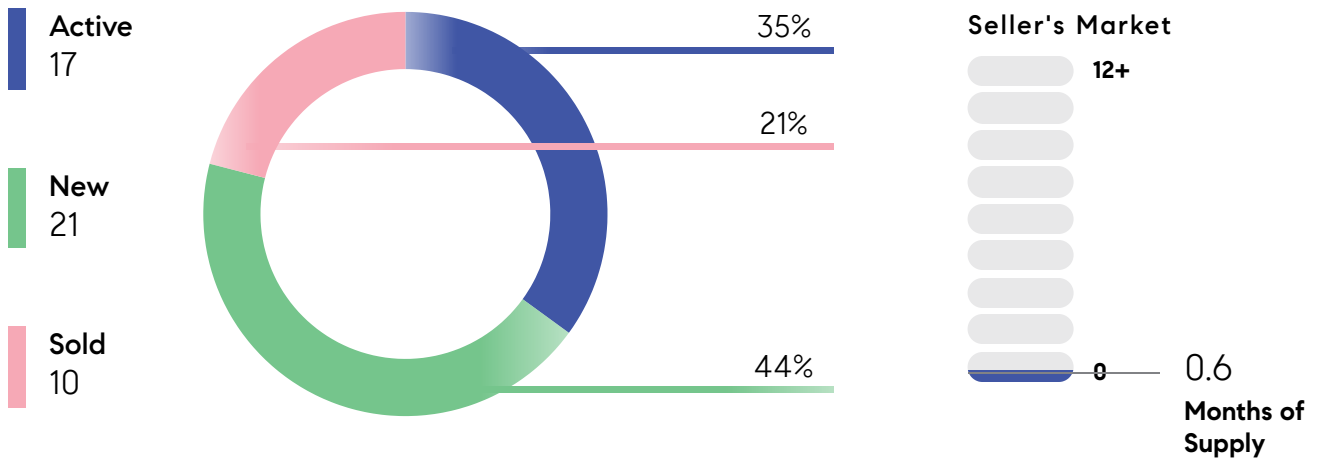
Brookhaven JANUARY 2023

ATTACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$1,575,000	-	-	-
YoY Change	-	-	-	-

ATTACHED UNDER 1M



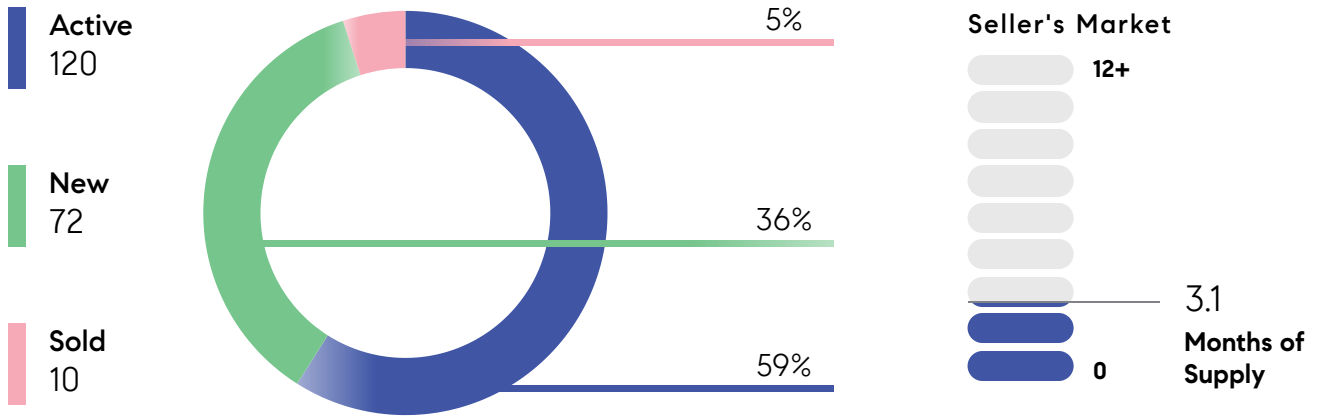
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$404,019	24	100.9%	\$407,806
YoY Change	-11.2%	-36.8%	-0.2%	-11.3%

*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

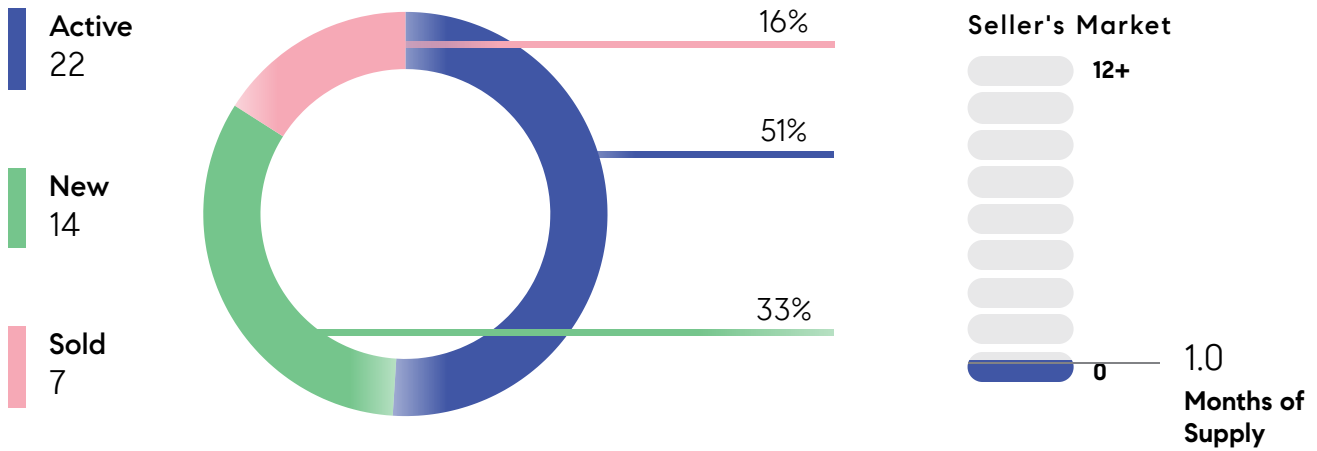
Buckhead JANUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$3,188,840	65	80.3%	\$2,562,200
YoY Change	17.5%	12.1%	17.0%	37.5%

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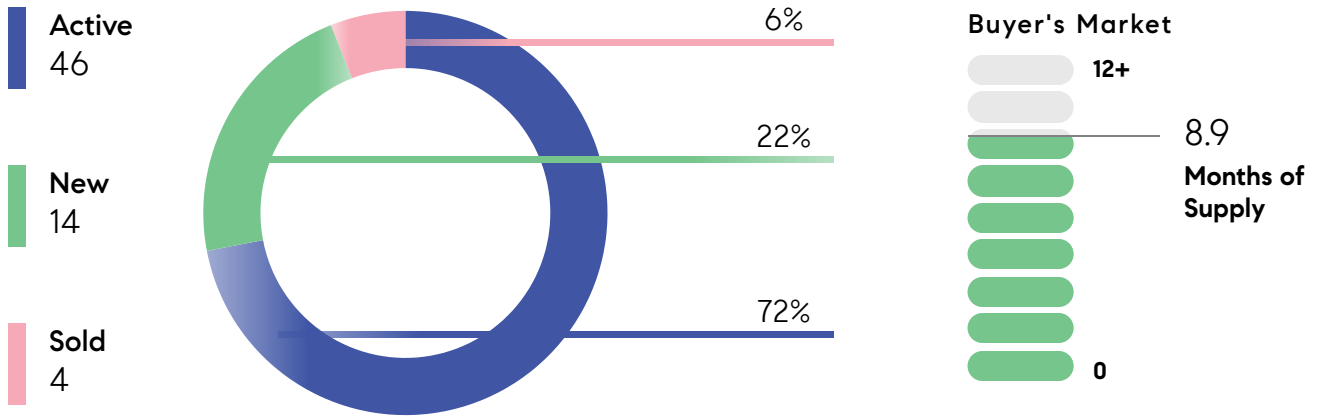
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$818,000	74	88.0%	\$719,500
YoY Change	6.8%	8.8%	-15.2%	-9.4%

*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

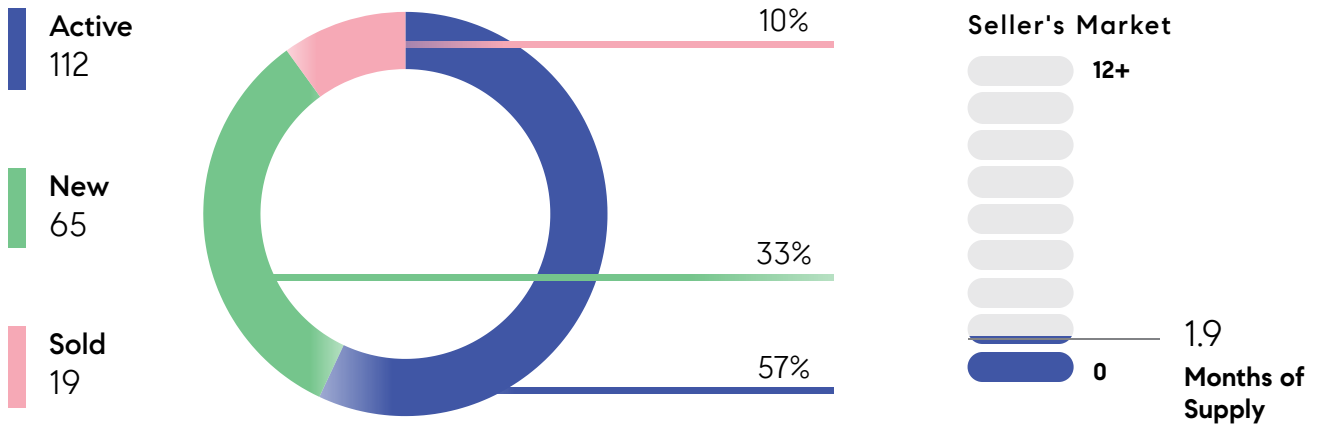
Buckhead JANUARY 2023

ATTACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$2,812,786	96	77.6%	\$2,183,125
YoY Change	14.9%	-31.4%	8.8%	25.0%

ATTACHED UNDER 1M



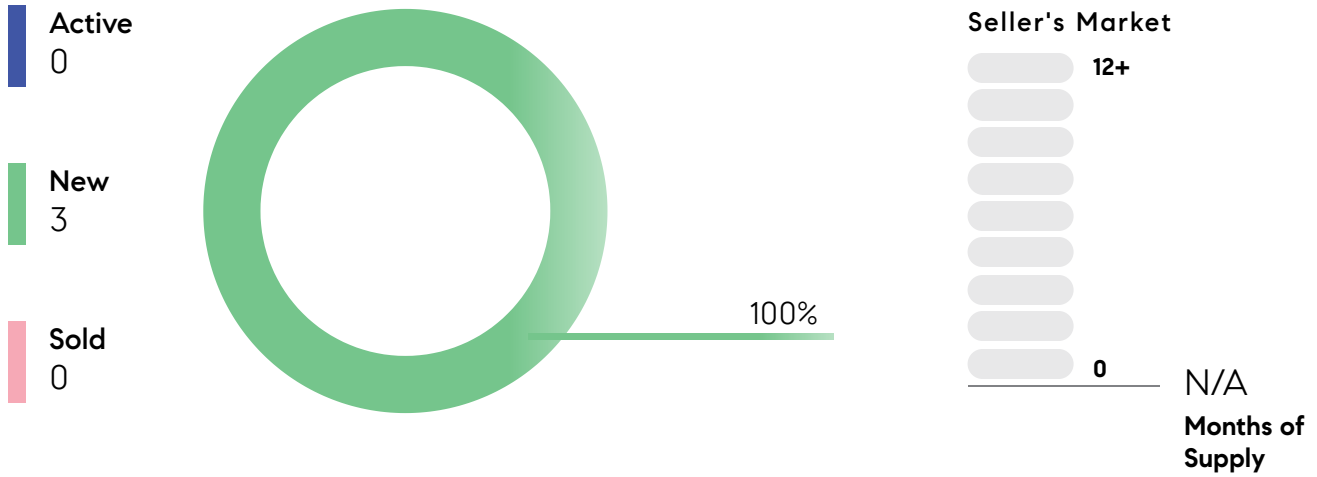
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$378,424	69	88.2%	\$333,737
YoY Change	2.1%	13.1%	-12.4%	-10.5%

*Graph Legend ■ Buyer's Market (Supply > Demand) ■ Seller's Market (Supply < Demand) ■ Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

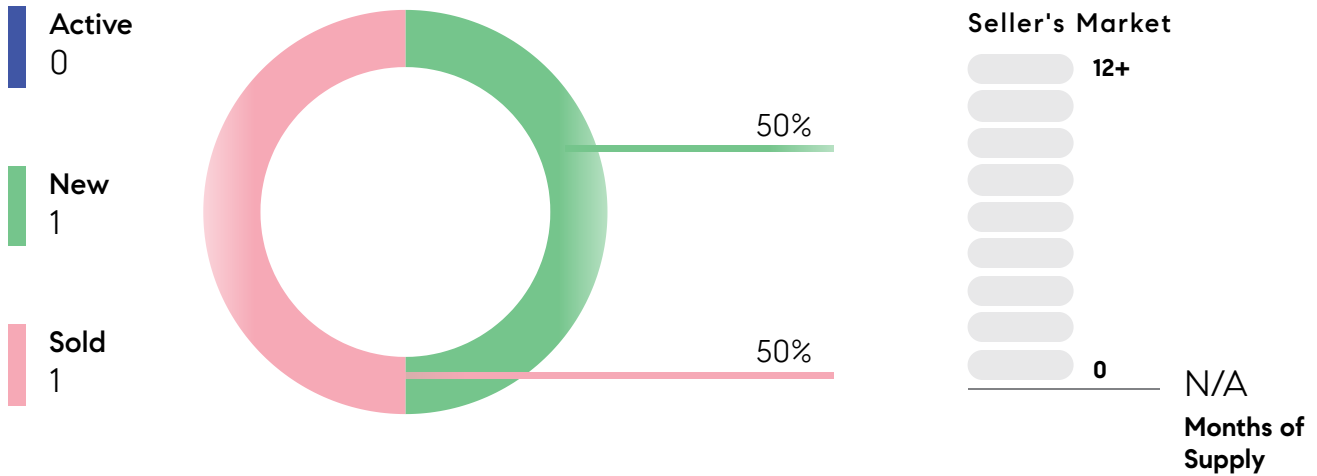
Candler Park JANUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$1,111,667	-	-	-
YoY Change	-	-	-	-

DETACHED UNDER 1M



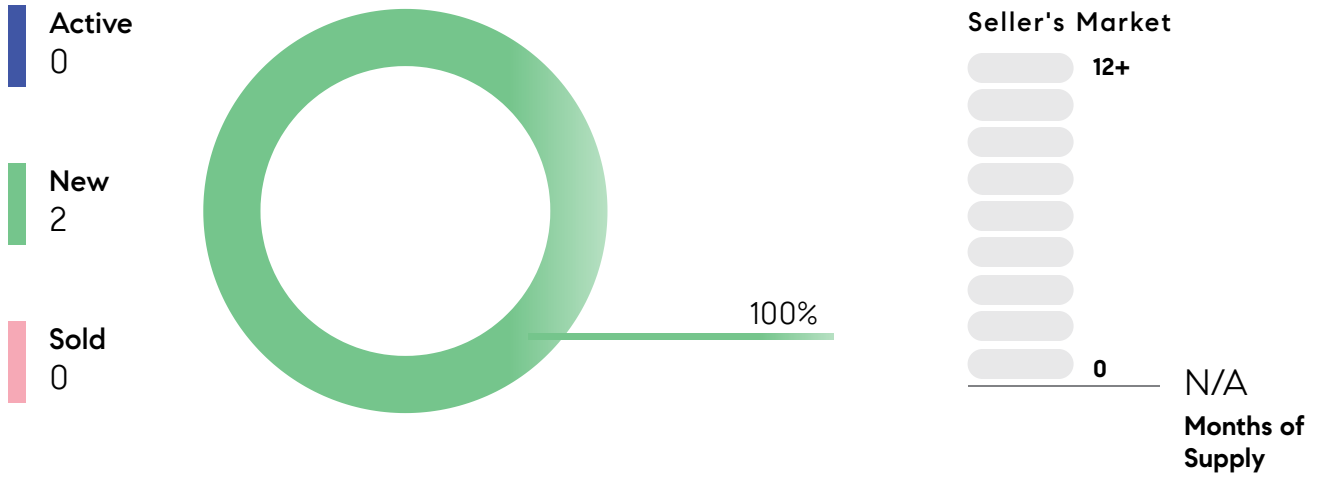
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$799,900	17	86.3%	\$690,000
YoY Change	33.7%	-80.0%	-26.8%	-2.1%

*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

Candler Park JANUARY 2023

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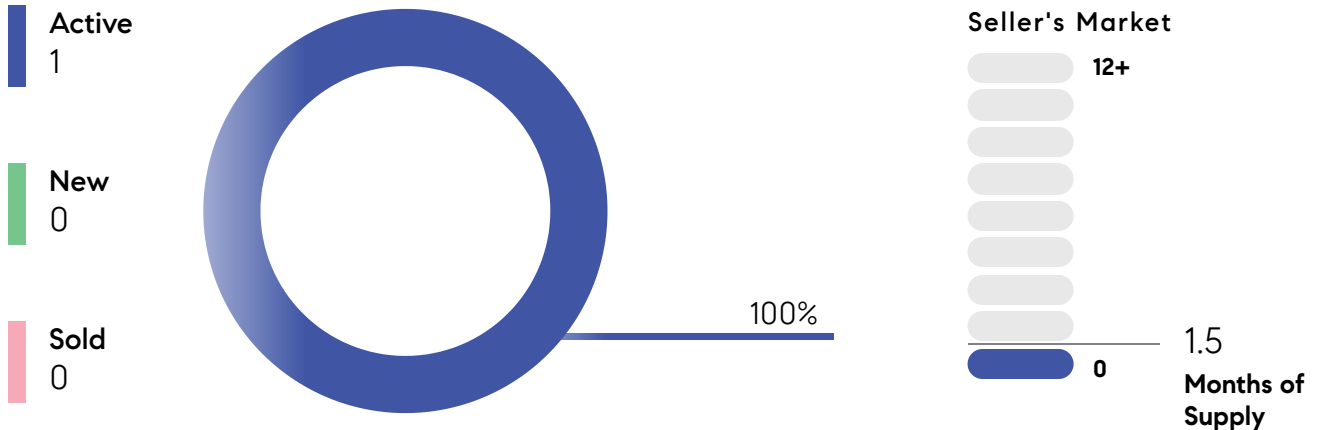
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$372,000	-	-	-
YoY Change	-32.5%	-	-	-

*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

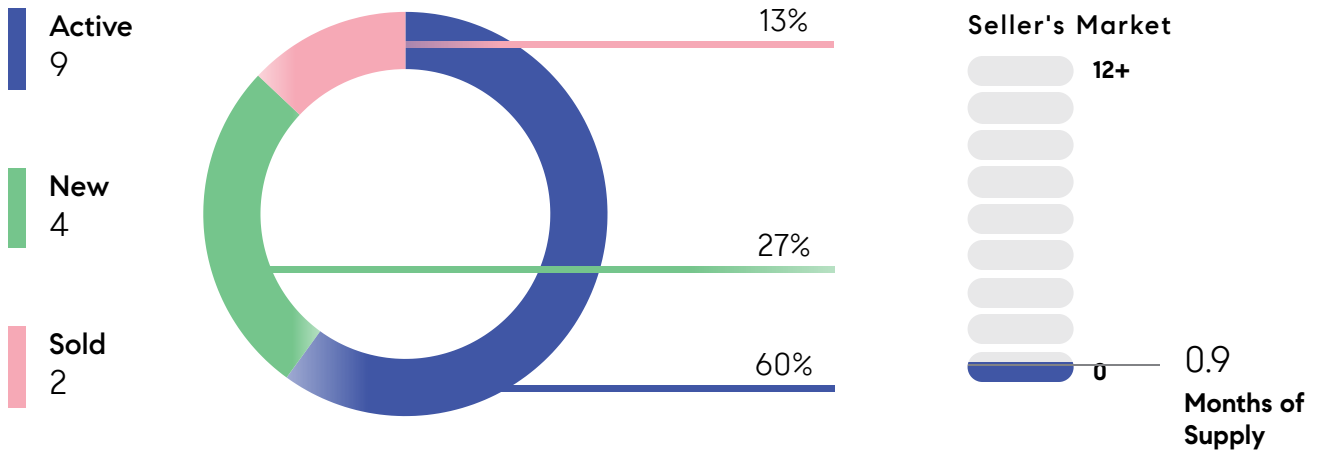
Chamblee JANUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	-	-	-	-
YoY Change	-	-	-	-

DETACHED UNDER 1M



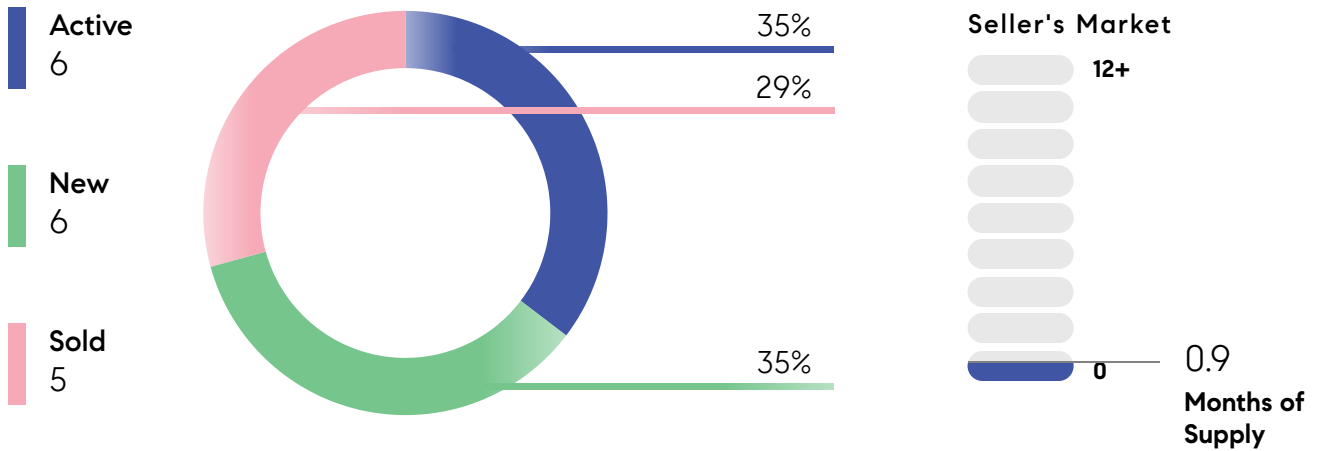
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$570,750	67	89.1%	\$508,750
YoY Change	-1.2%	-43.7%	15.3%	14.0%

*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

Chamblee JANUARY 2023

ATTACHED UNDER 1M



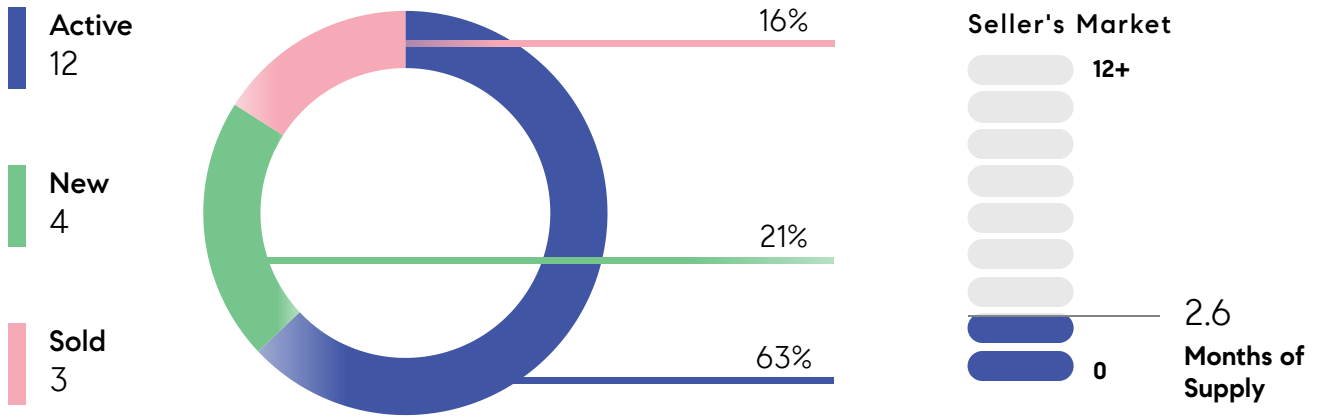
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$460,257	40	113.2%	\$520,800
YoY Change	-10.2%	263.6%	86.9%	67.9%

*Graph Legend ■ Buyer's Market (Supply > Demand) ■ Seller's Market (Supply < Demand) ■ Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

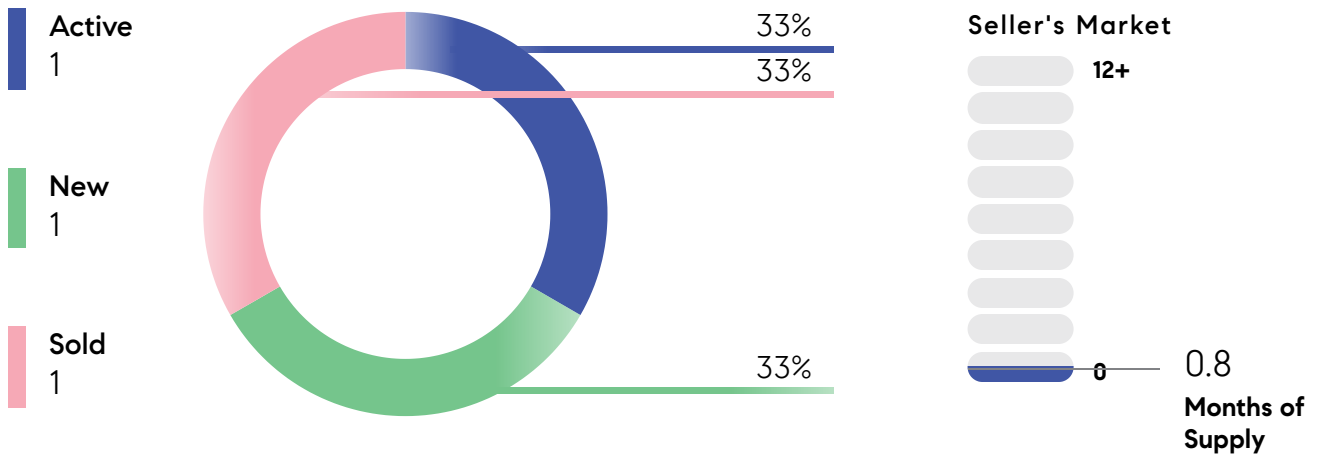
Chastain Park JANUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$2,540,000	79	85.5%	\$2,171,000
YoY Change	7.7%	172.4%	4.3%	12.3%

DETACHED UNDER 1M



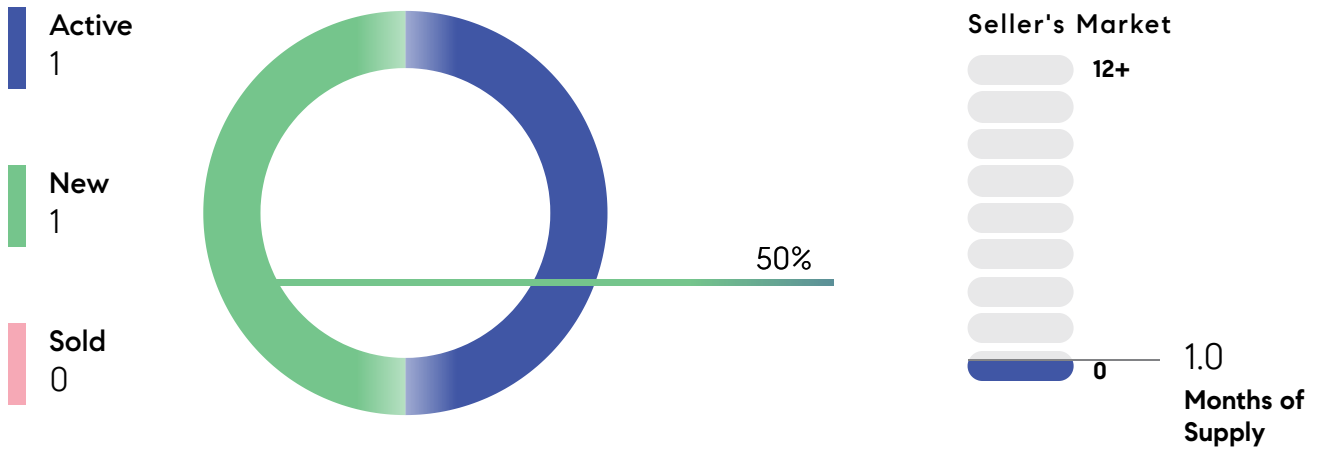
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$815,000	74	91.7%	\$747,500
YoY Change	1.2%	2,366.7%	17.6%	19.0%

*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

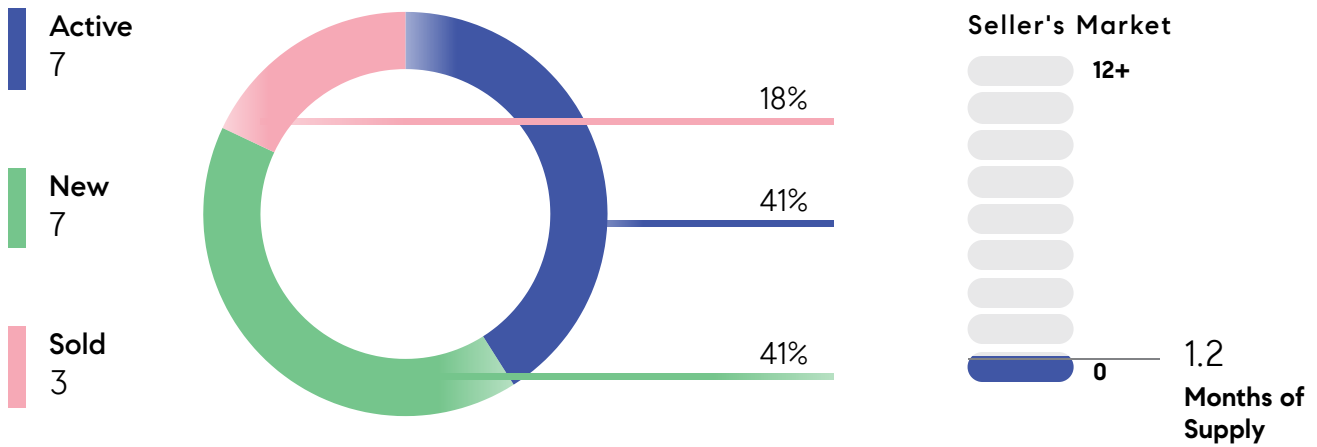
Collier Hills JANUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$2,670,000	-	-	-
YoY Change	33.5%	-	-	-

DETACHED UNDER 1M



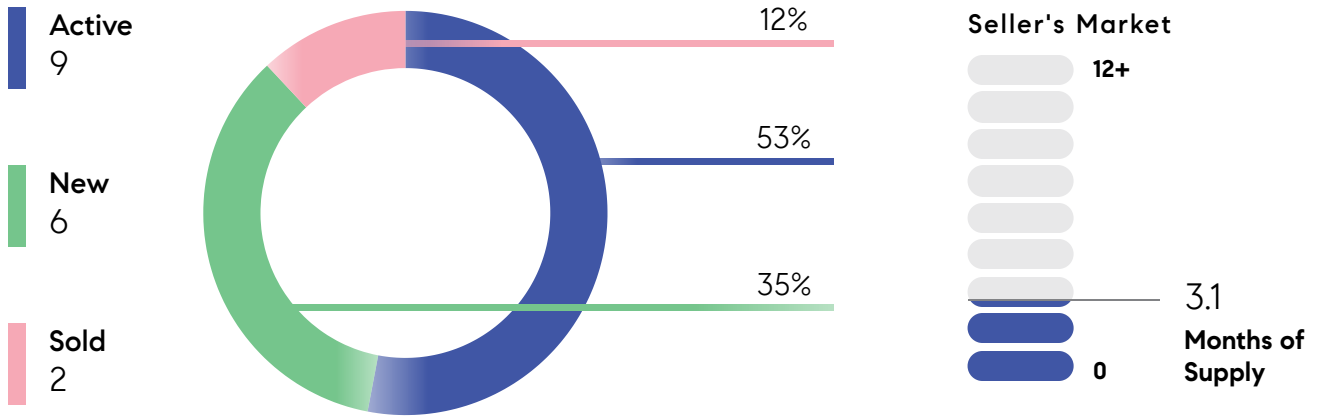
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$546,414	5	111.3%	\$608,333
YoY Change	10.9%	-91.1%	7.6%	19.3%

*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

Collier Hills JANUARY 2023

ATTACHED UNDER 1M



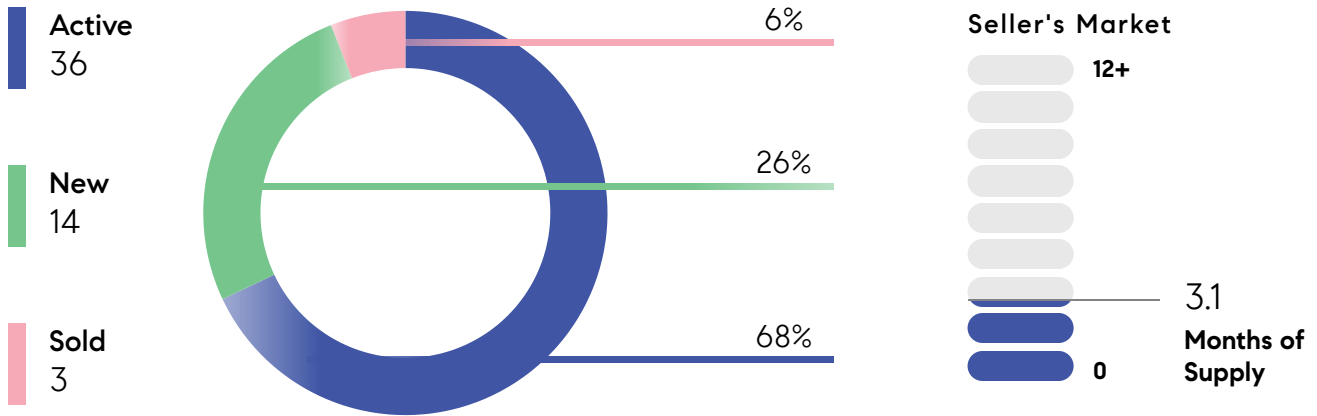
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$620,633	88	100.9%	\$626,500
YoY Change	14.5%	87.2%	9.6%	25.5%

*Graph Legend ■ Buyer's Market (Supply > Demand) ■ Seller's Market (Supply < Demand) ■ Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

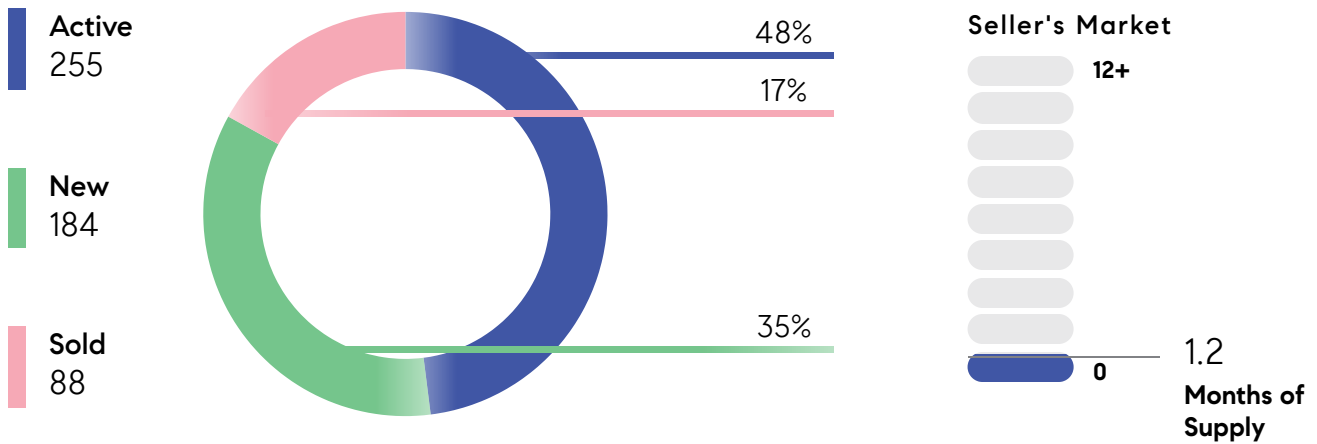
Cumming JANUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$1,898,569	120	108.7%	\$2,063,333
YoY Change	53.6%	-21.6%	-1.3%	51.6%

DETACHED UNDER 1M



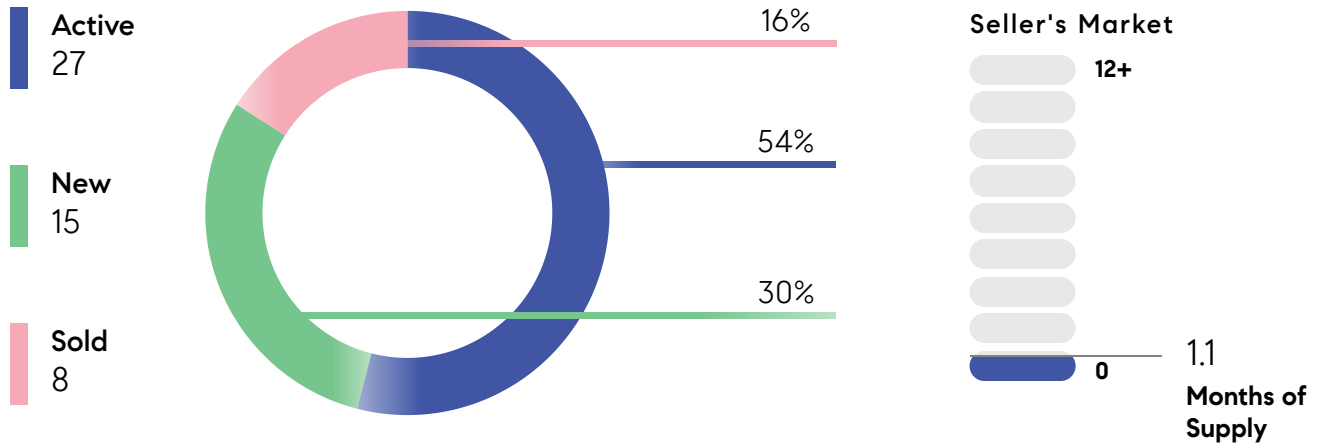
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$580,596	54	85.0%	\$493,583
YoY Change	7.2%	170.0%	-9.0%	-2.5%

*Graph Legend ■ Buyer's Market (Supply > Demand) ■ Seller's Market (Supply < Demand) ■ Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

Cumming JANUARY 2023

ATTACHED UNDER 1M



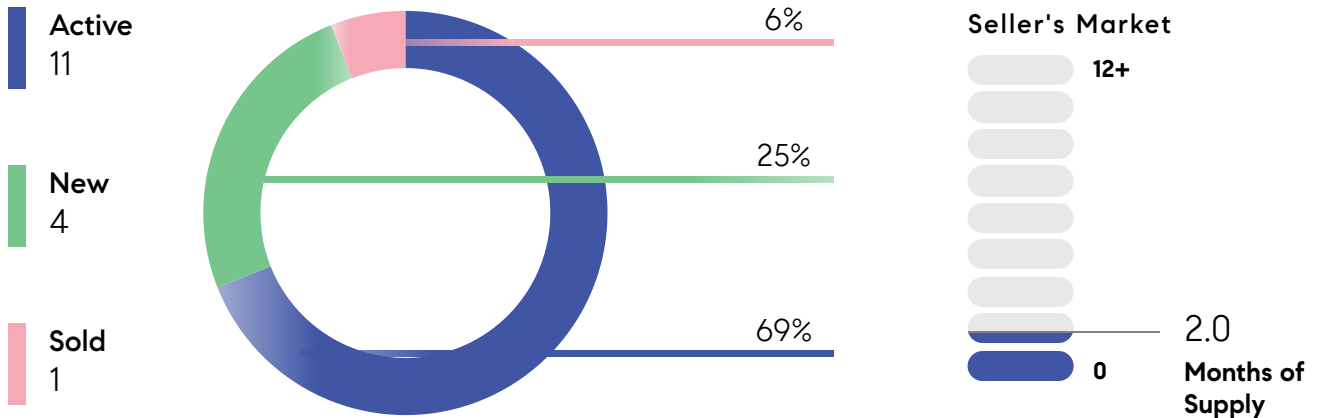
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$427,715	78	96.2%	\$411,563
YoY Change	5.7%	550.0%	-5.2%	0.2%

*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

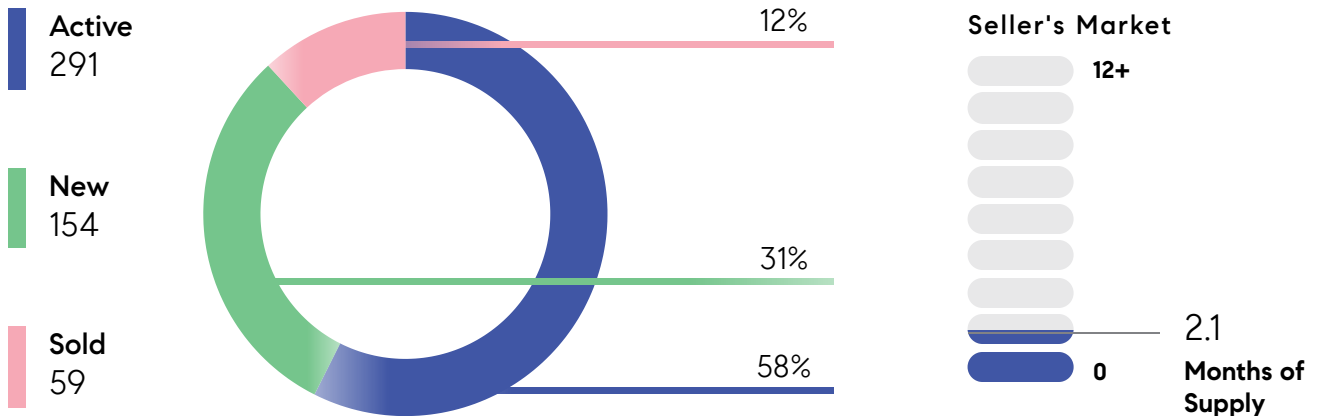
Decatur JANUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$1,477,250	29	79.7%	\$1,178,000
YoY Change	-	625.0%	-	-60.7%

DETACHED UNDER 1M



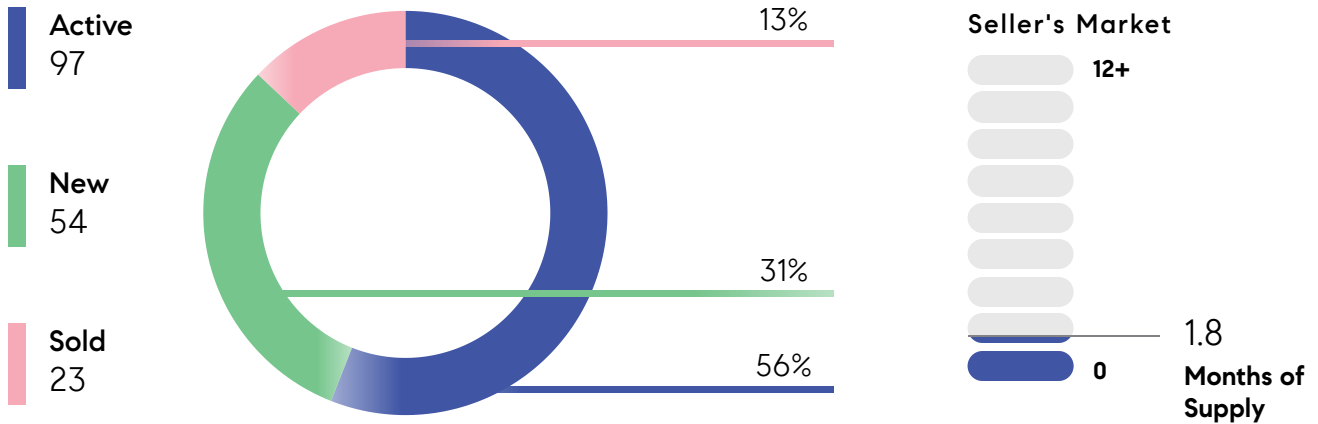
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$374,050	72	94.0%	\$351,517
YoY Change	-0.5%	132.3%	0.0%	-0.5%

*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

Decatur JANUARY 2023

ATTACHED UNDER 1M



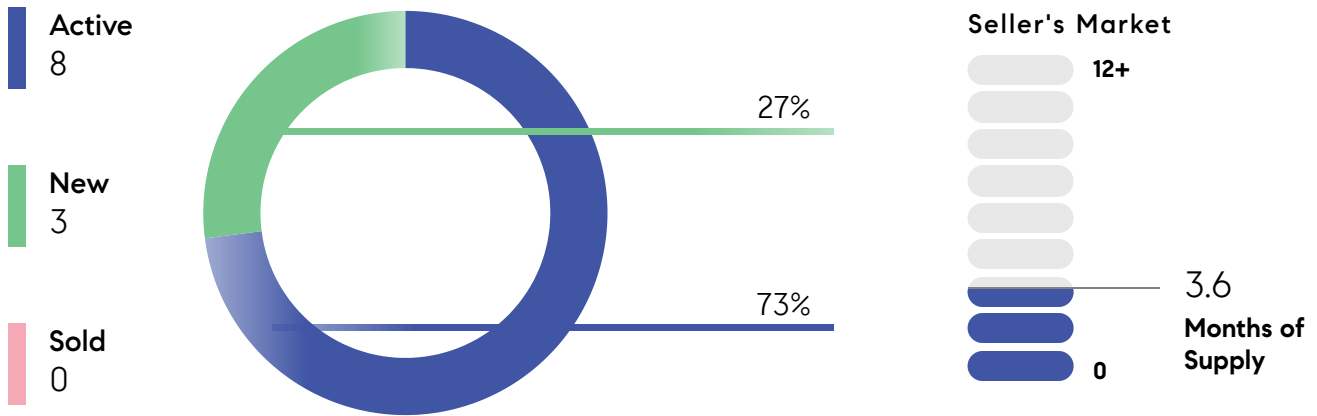
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$276,052	28	130.8%	\$361,166
YoY Change	6.0%	-22.2%	34.2%	42.3%

*Graph Legend ■ Buyer's Market (Supply > Demand) ■ Seller's Market (Supply < Demand) ■ Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

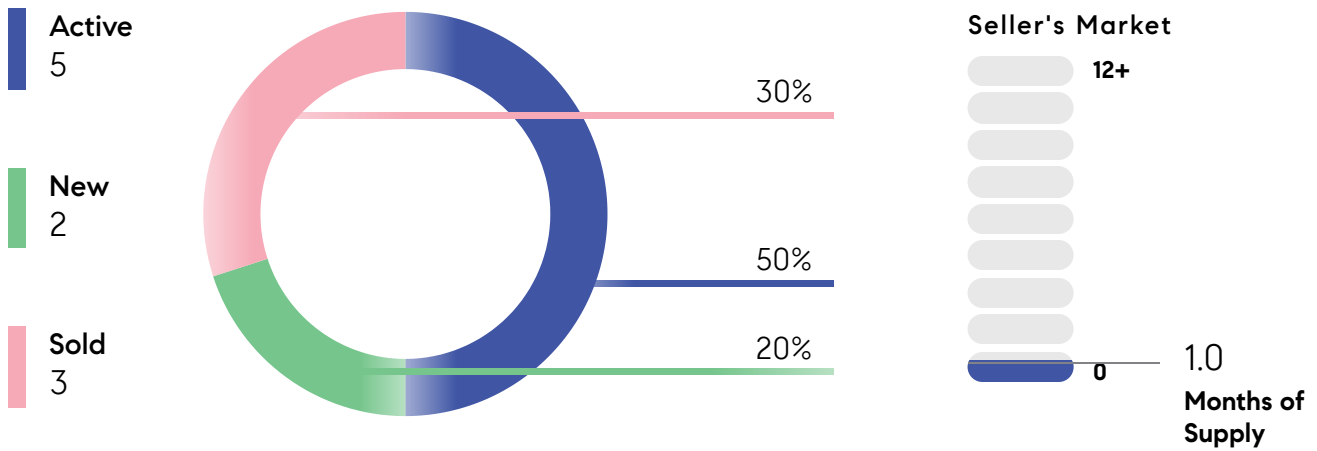
Druid Hills JANUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$1,498,333	-	-	-
YoY Change	11.3%	-	-	-

DETACHED UNDER 1M



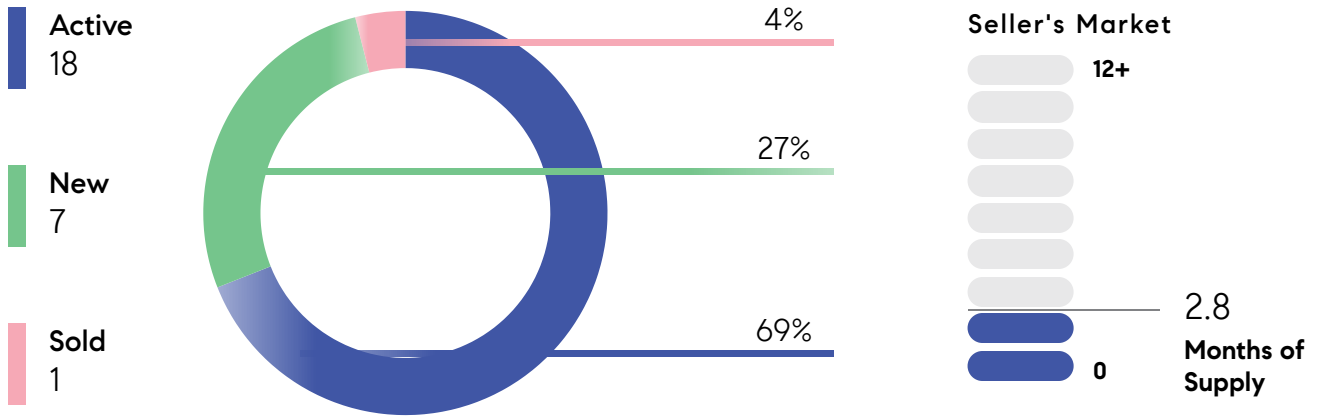
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$614,000	22	129.0%	\$792,333
YoY Change	-1.2%	-48.8%	31.2%	29.7%

*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

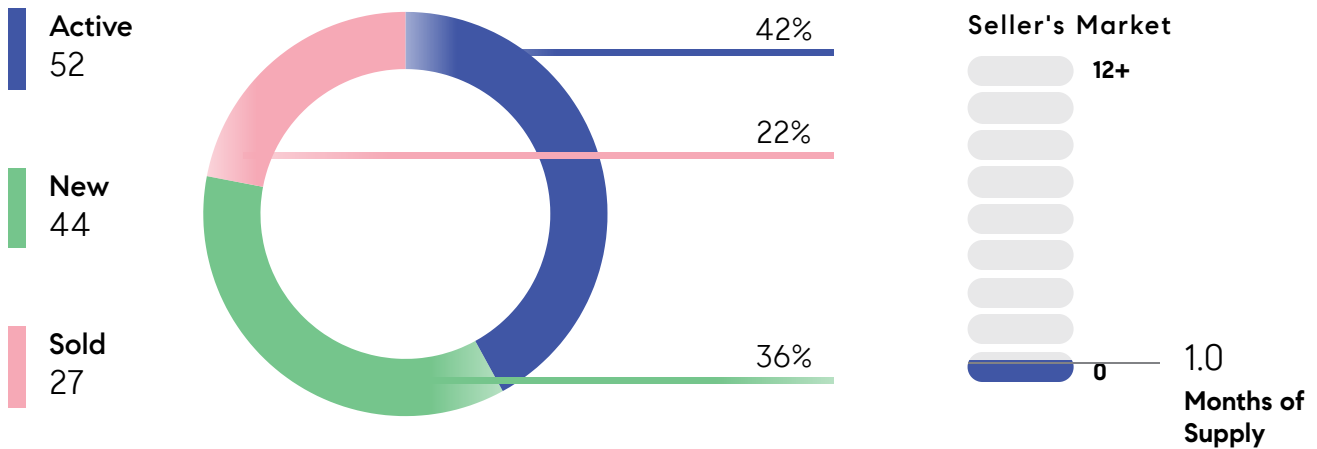
Duluth JANUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$1,763,143	5	57.3%	\$1,010,000
YoY Change	10.3%	-80.0%	-45.1%	-39.4%

DETACHED UNDER 1M



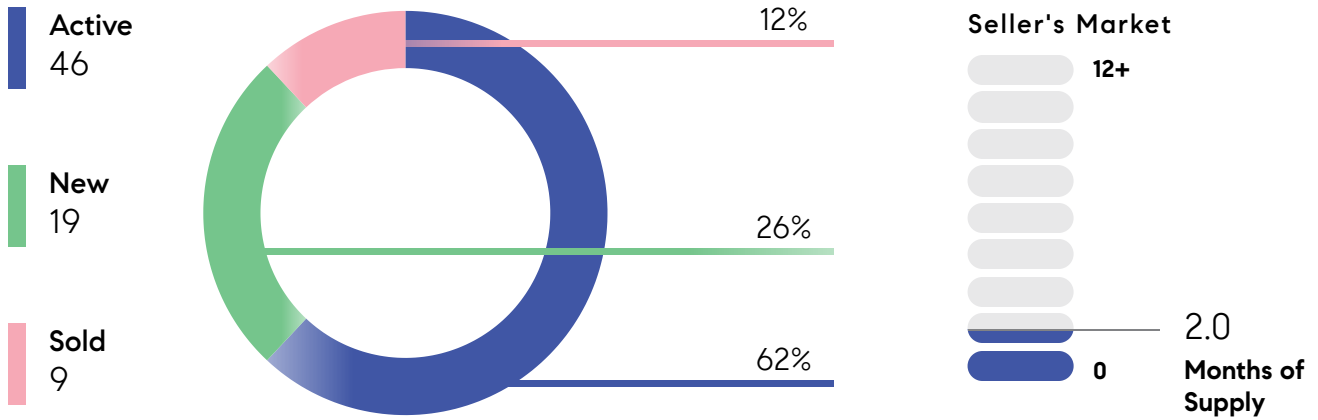
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$506,914	50	91.7%	\$464,643
YoY Change	15.5%	194.1%	-8.4%	5.9%

*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

Duluth JANUARY 2023

ATTACHED UNDER 1M



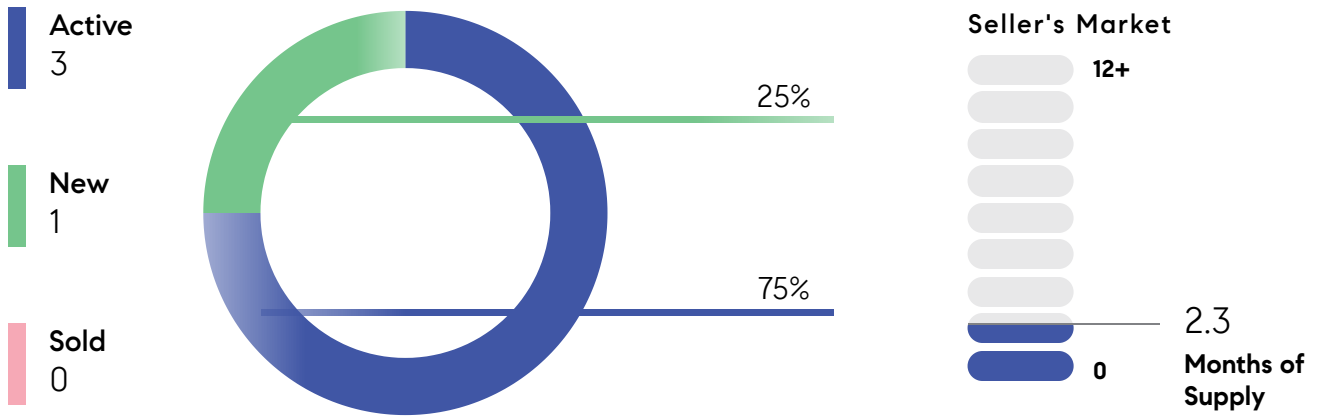
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$344,931	67	104.3%	\$359,636
YoY Change	5.0%	219.0%	-9.8%	-5.3%

*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

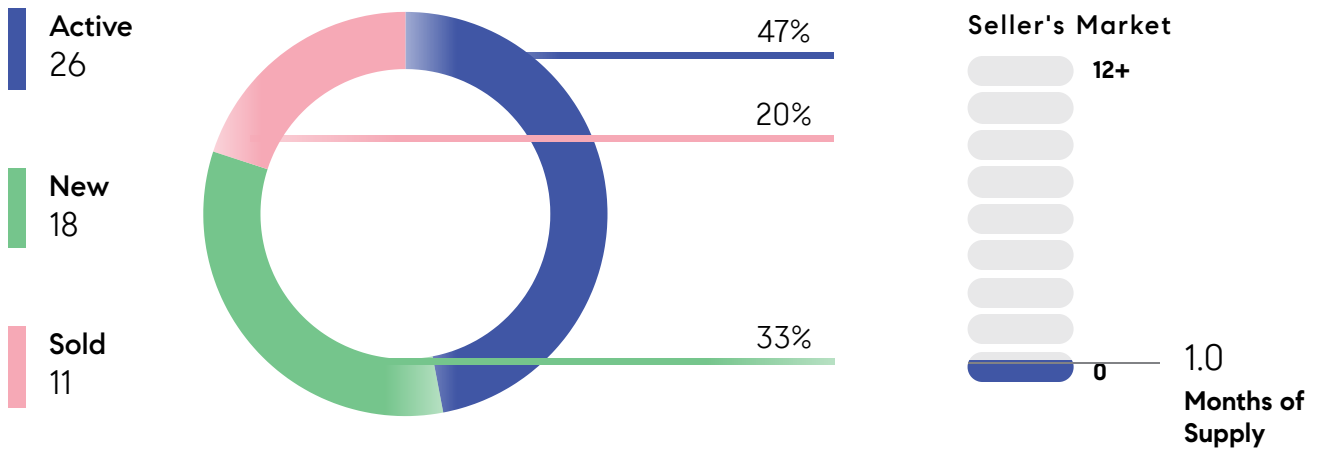
Dunwoody JANUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$1,195,000	-	-	-
YoY Change	-24.1%	-	-	-

DETACHED UNDER 1M



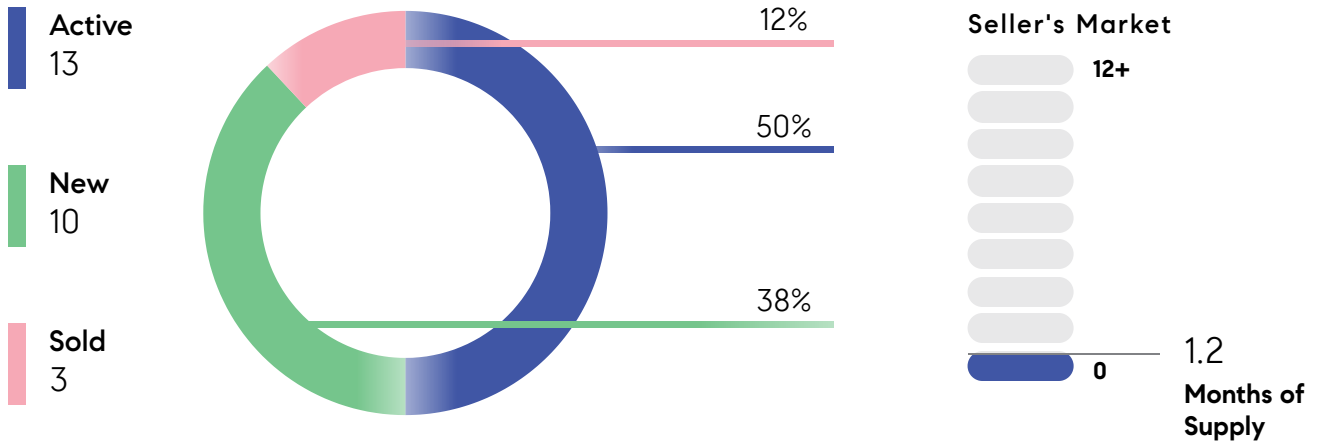
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$642,149	64	87.3%	\$560,500
YoY Change	-3.4%	204.8%	-4.5%	-7.8%

*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

Dunwoody JANUARY 2023

ATTACHED UNDER 1M



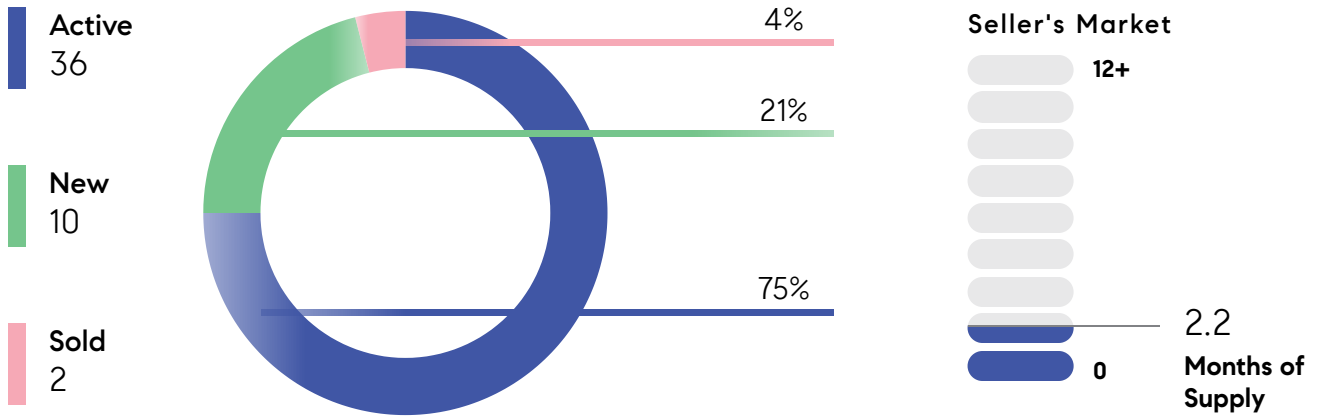
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$461,370	66	88.3%	\$407,500
YoY Change	17.3%	842.9%	5.3%	23.5%

*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

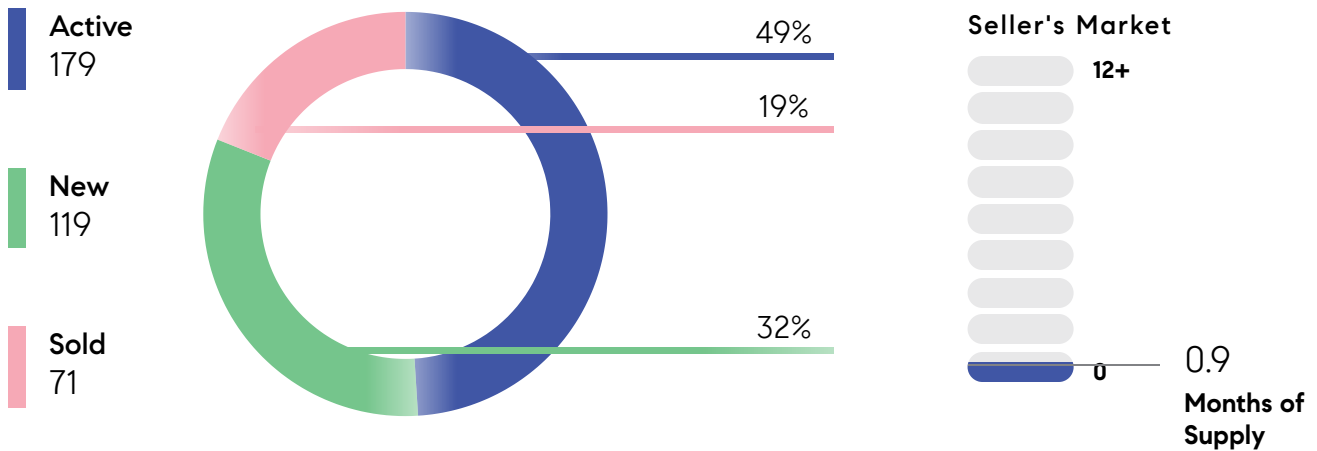
East Cobb JANUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$1,649,880	23	72.7%	\$1,200,000
YoY Change	-10.5%	-28.1%	-0.1%	-10.5%

DETACHED UNDER 1M



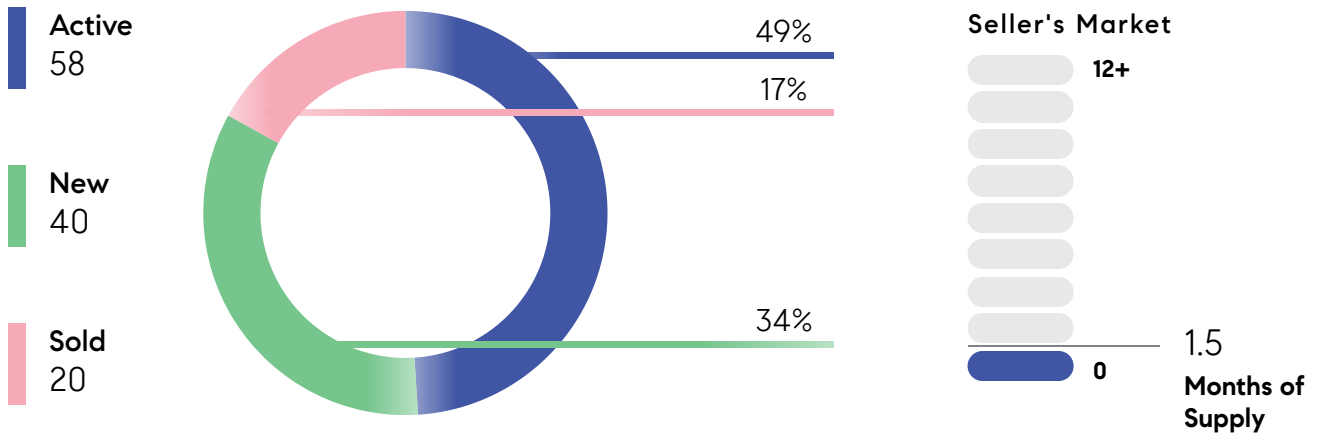
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$498,572	52	90.2%	\$449,880
YoY Change	2.4%	100.0%	-5.3%	-3.1%

*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

East Cobb JANUARY 2023

ATTACHED UNDER 1M



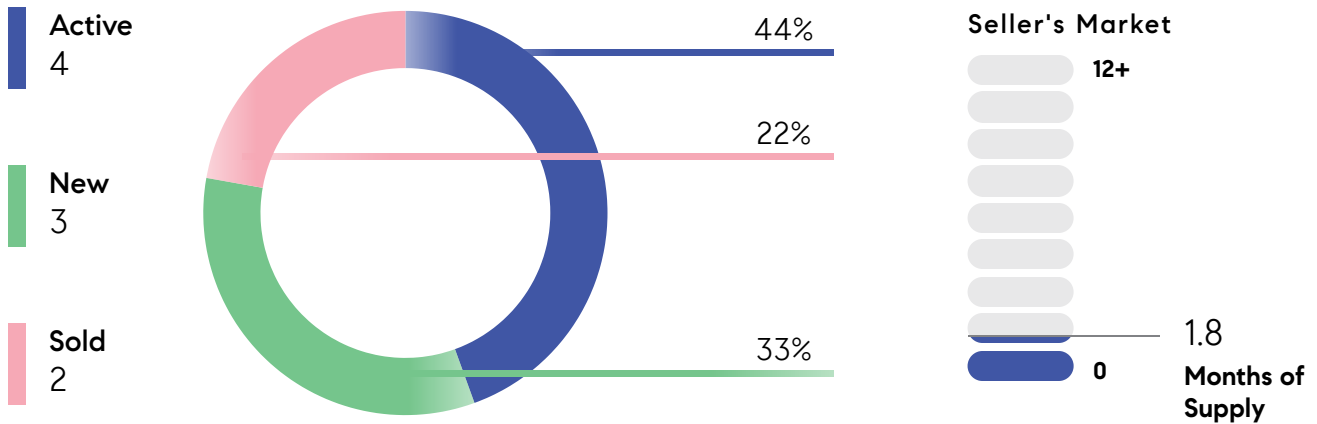
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$346,313	58	93.6%	\$324,081
YoY Change	14.3%	262.5%	7.9%	23.3%

*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

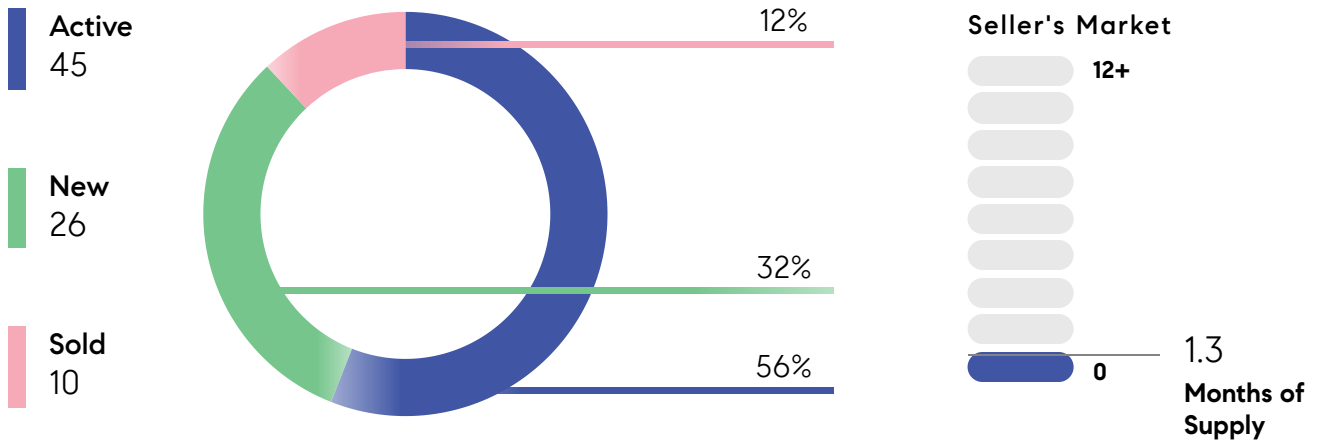
East Lake/Edgewood/Kirkwood JANUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$1,381,633	25	85.4%	\$1,180,000
YoY Change	31.7%	-13.8%	-26.9%	-3.7%

DETACHED UNDER 1M



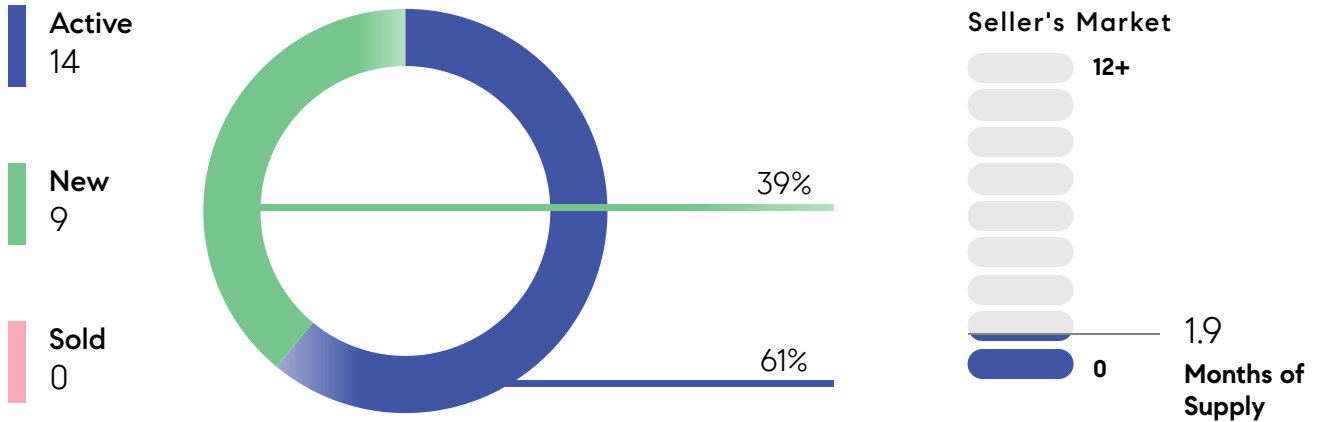
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$569,745	70	89.1%	\$507,690
YoY Change	7.9%	105.9%	3.5%	11.6%

*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

East Lake/Edgewood/Kirkwood JANUARY 2023

ATTACHED UNDER 1M



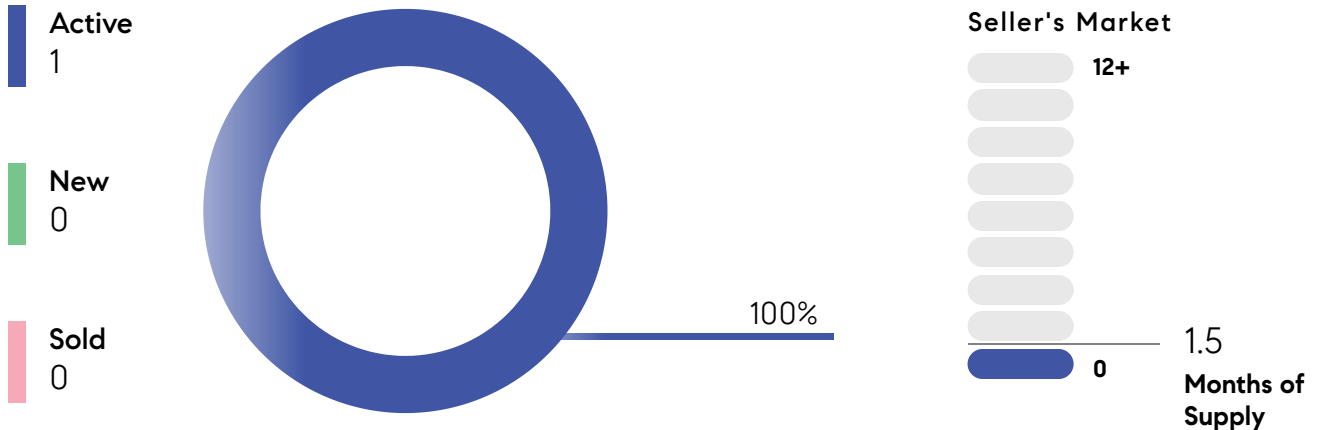
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$493,844	-	-	-
YoY Change	9.9%	-	-	-

*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

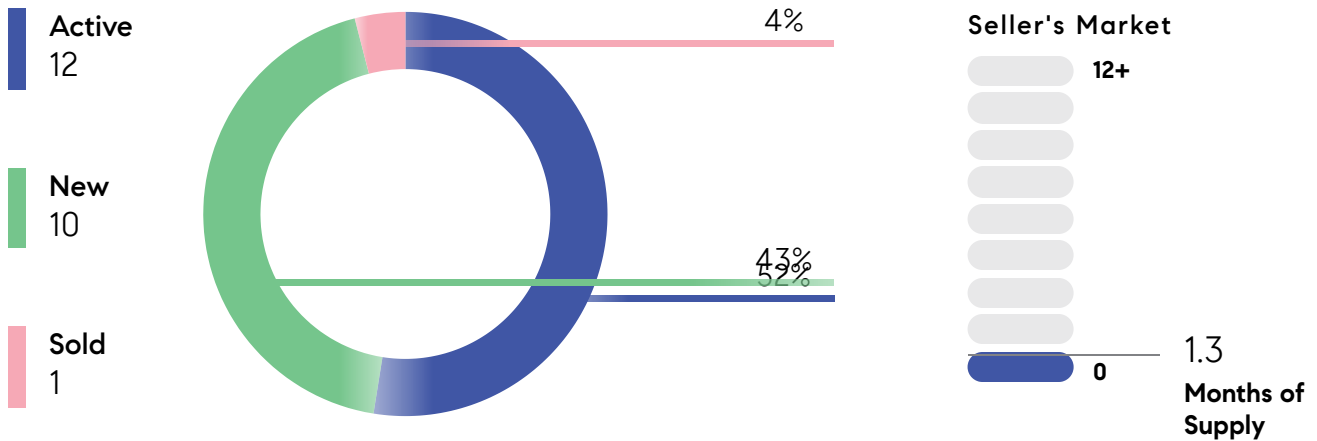
Grant Park JANUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	-	-	-	-
YoY Change	-	-	-	-

DETACHED UNDER 1M



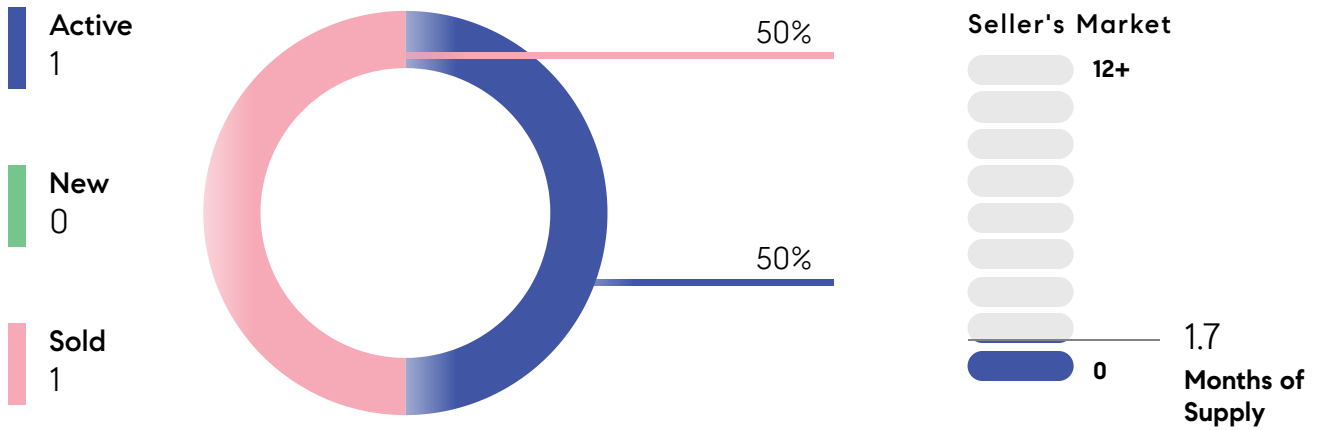
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$687,561	172	76.4%	\$525,000
YoY Change	23.2%	364.9%	-23.5%	-5.7%

*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

Grant Park JANUARY 2023

ATTACHED UNDER 1M



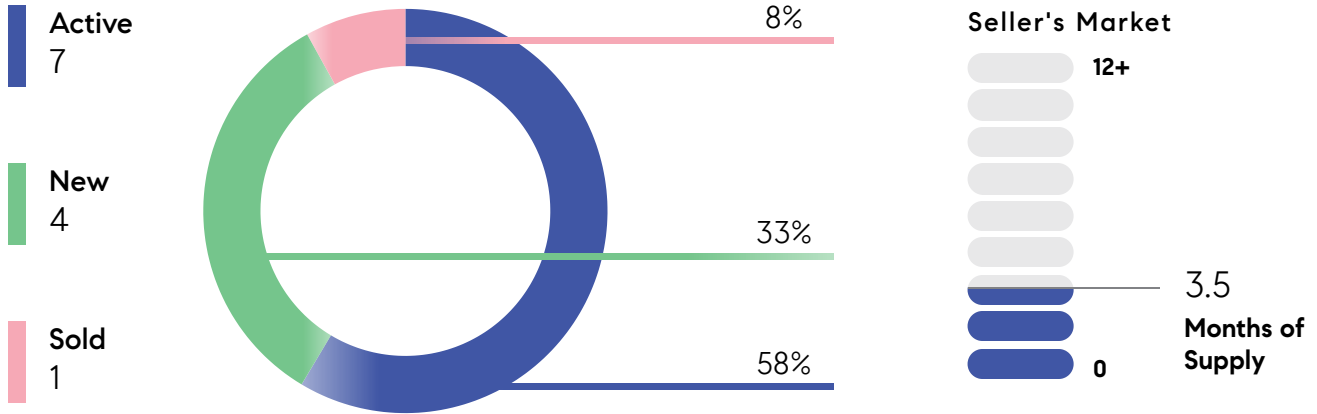
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	-	63	-	\$225,000
YoY Change	-	1,475.0%	-	-67.2%

*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

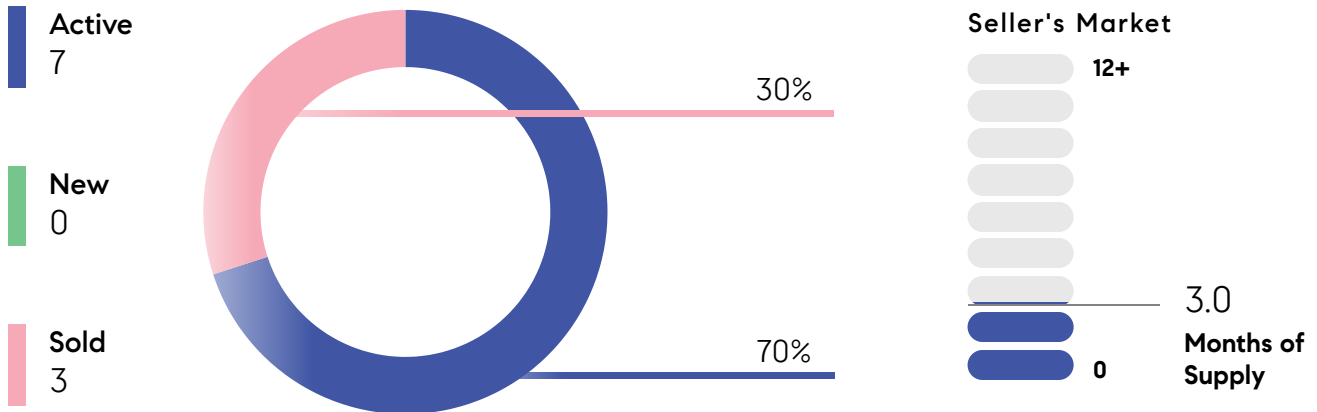
Inman Park & Old Fourth Ward JANUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$1,476,250	4	81.3%	\$1,200,000
YoY Change	14.7%	-97.2%	-6.1%	7.7%

DETACHED UNDER 1M



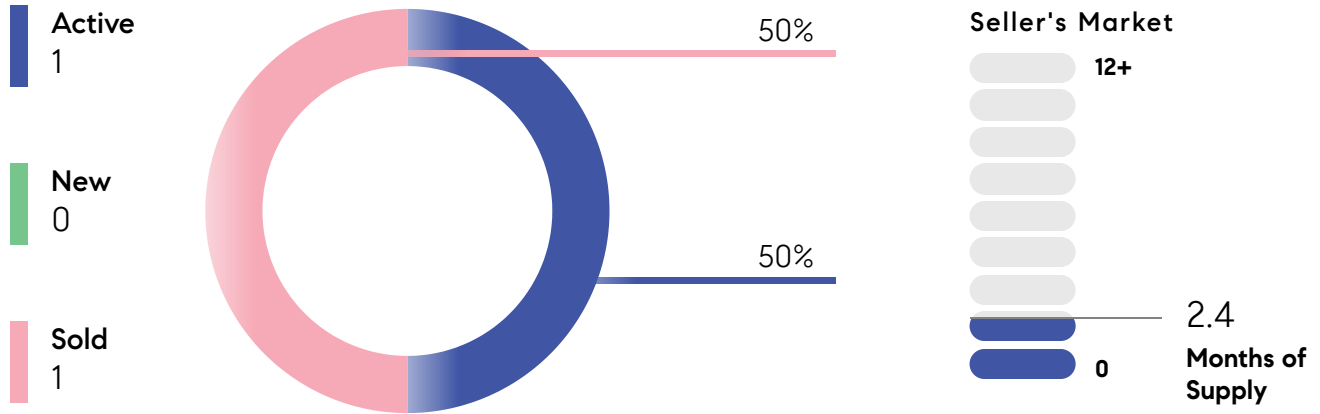
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	-	81	-	\$688,333
YoY Change	-	1,925.0%	-	-2.0%

*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

Inman Park & Old Fourth Ward JANUARY 2023

ATTACHED OVER 1M



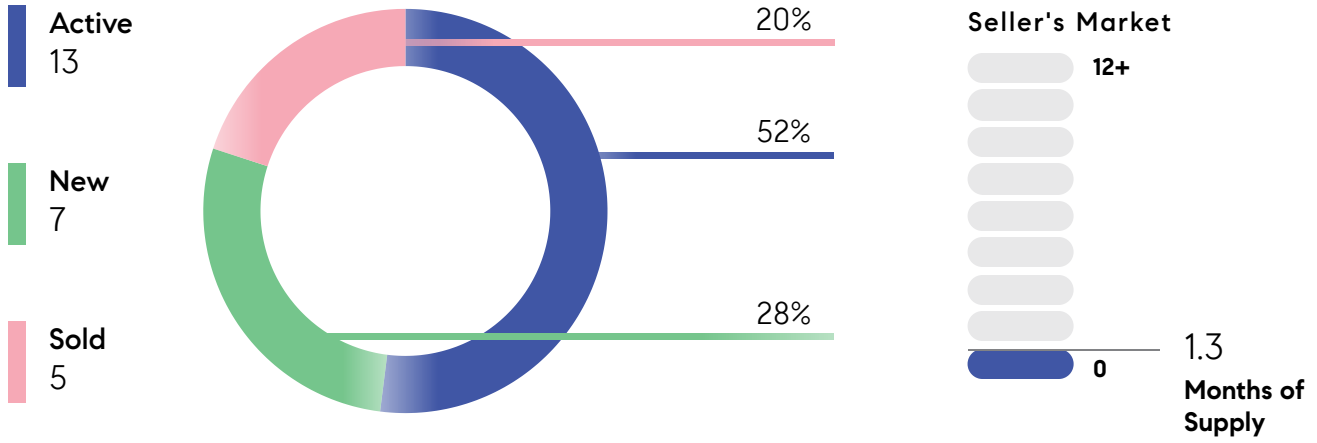
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	-	0	-	\$1,080,000
YoY Change	-	-	-	-3.2%

*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

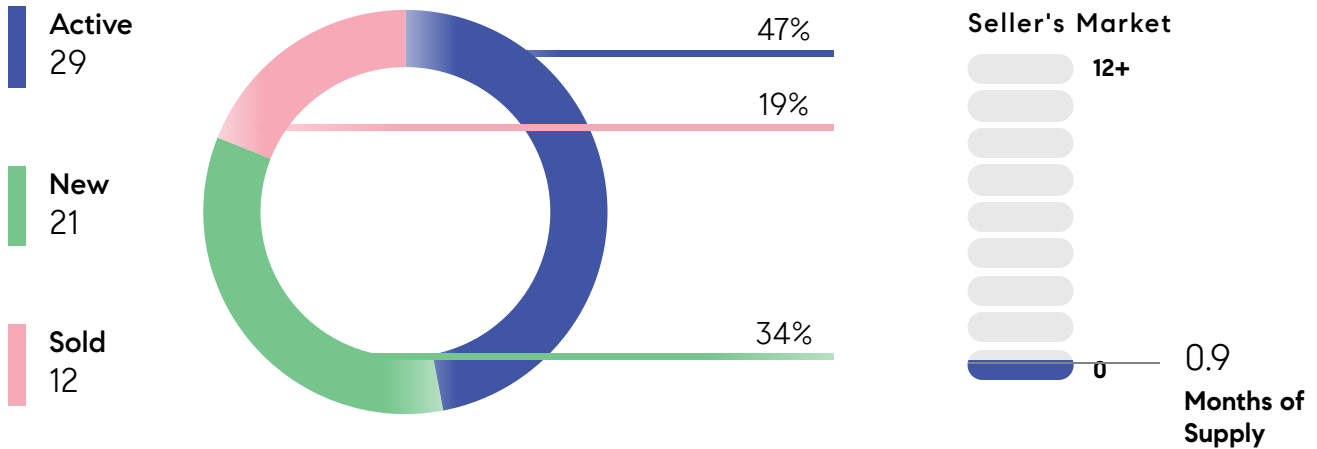
Johns Creek JANUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$1,360,444	18	98.1%	\$1,334,600
YoY Change	-18.2%	-64.0%	37.7%	12.6%

DETACHED UNDER 1M



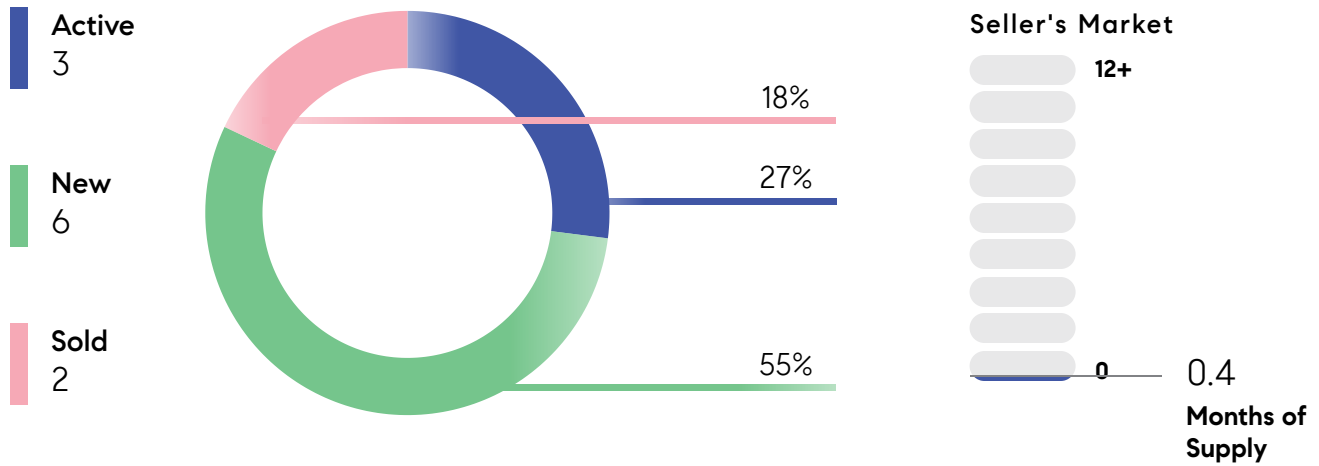
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$737,627	51	74.9%	\$552,717
YoY Change	27.4%	155.0%	-31.3%	-12.5%

*Graph Legend ■ Buyer's Market (Supply > Demand) ■ Seller's Market (Supply < Demand) ■ Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

Johns Creek JANUARY 2023

ATTACHED UNDER 1M



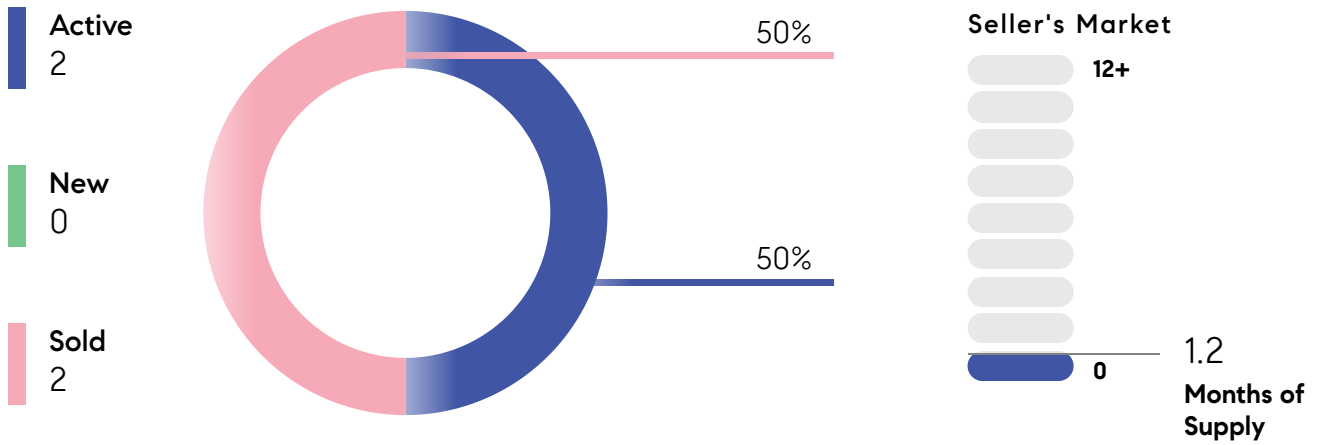
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$412,500	30	103.5%	\$427,000
YoY Change	-8.2%	114.3%	21.4%	11.4%

*Graph Legend ■ Buyer's Market (Supply > Demand) ■ Seller's Market (Supply < Demand) ■ Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

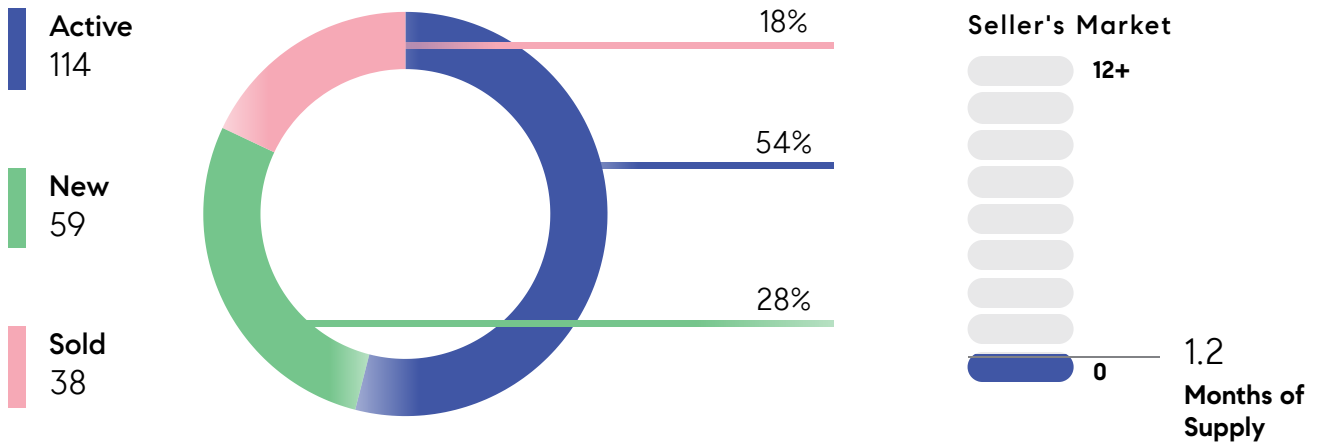
Kennesaw JANUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	-	113	-	\$1,290,000
YoY Change	-	7.6%	-	-19.4%

DETACHED UNDER 1M



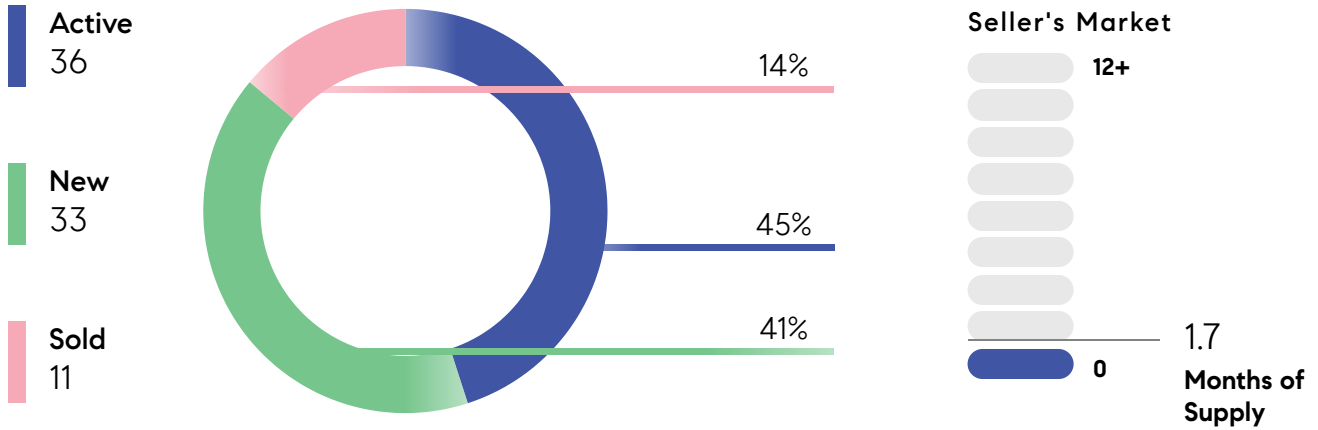
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$454,475	59	93.0%	\$422,696
YoY Change	10.1%	195.0%	-1.3%	8.6%

*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

Kennesaw JANUARY 2023

ATTACHED UNDER 1M



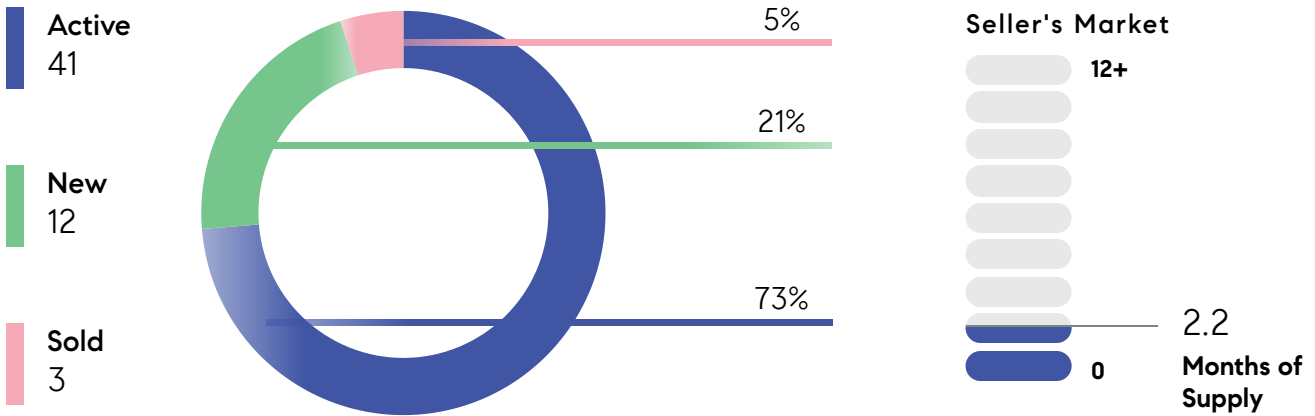
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$395,583	41	78.3%	\$309,731
YoY Change	24.8%	310.0%	-12.0%	9.9%

*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

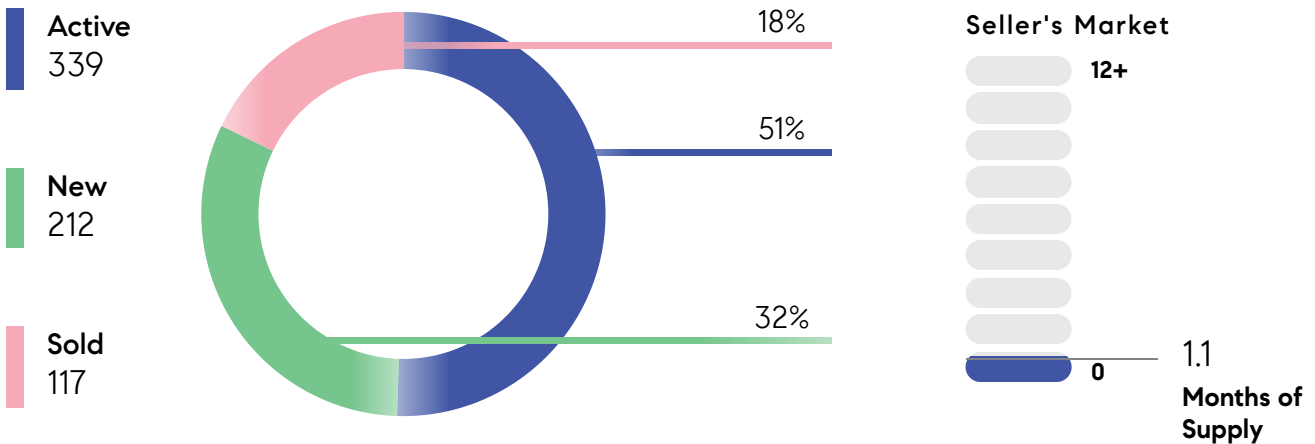
Marietta JANUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$1,732,808	37	66.4%	\$1,151,333
YoY Change	-4.1%	0.0%	-11.0%	-14.6%

DETACHED UNDER 1M



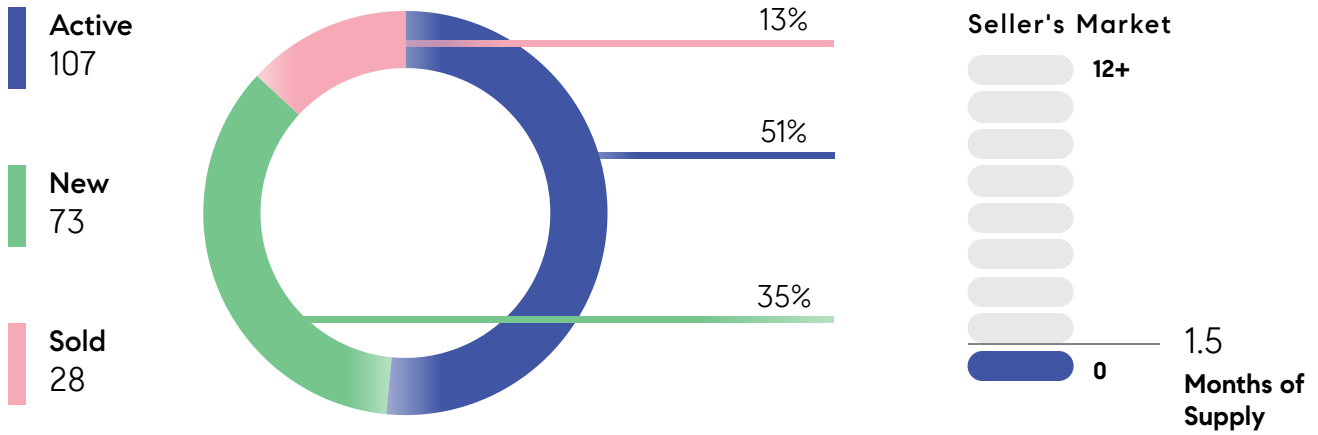
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$480,941	48	90.4%	\$434,873
YoY Change	4.1%	100.0%	-6.2%	-2.3%

*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

Marietta JANUARY 2023

ATTACHED UNDER 1M



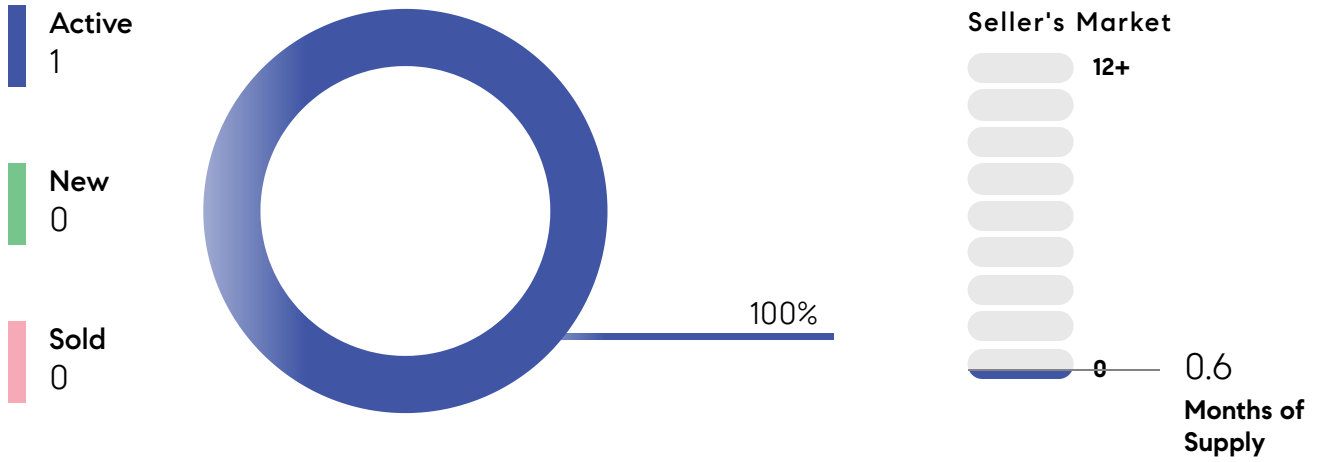
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$368,342	55	87.3%	\$321,576
YoY Change	10.7%	189.5%	2.0%	12.9%

*Graph Legend ■ Buyer's Market (Supply > Demand) ■ Seller's Market (Supply < Demand) ■ Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

Midtown JANUARY 2023

DETACHED OVER 1M



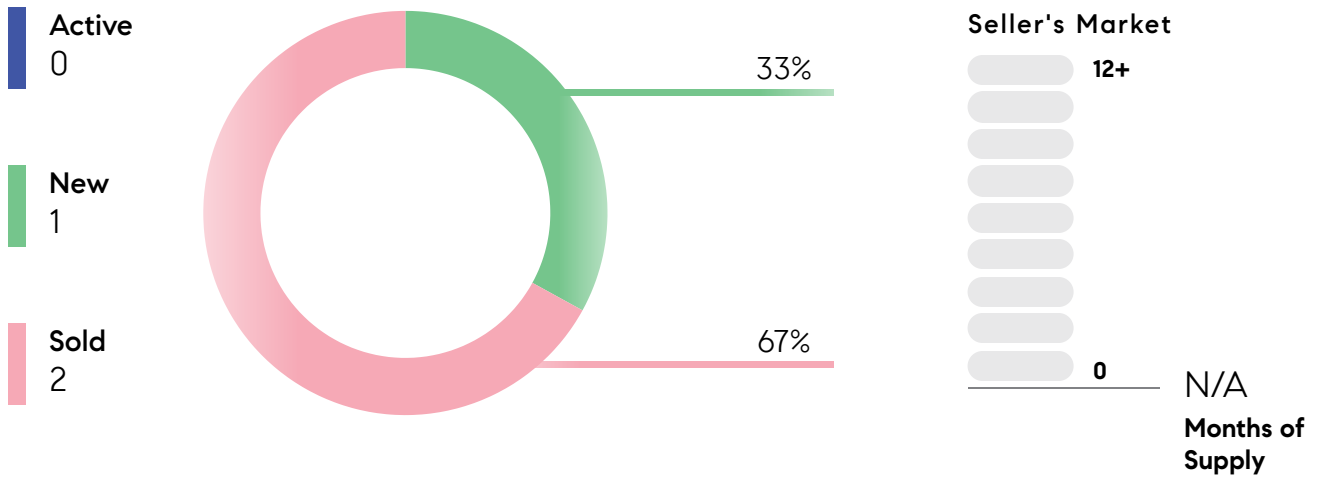
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	-	-	-	-
YoY Change	-	-	-	-

*Graph Legend ■ Buyer's Market (Supply > Demand) ■ Seller's Market (Supply < Demand) ■ Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

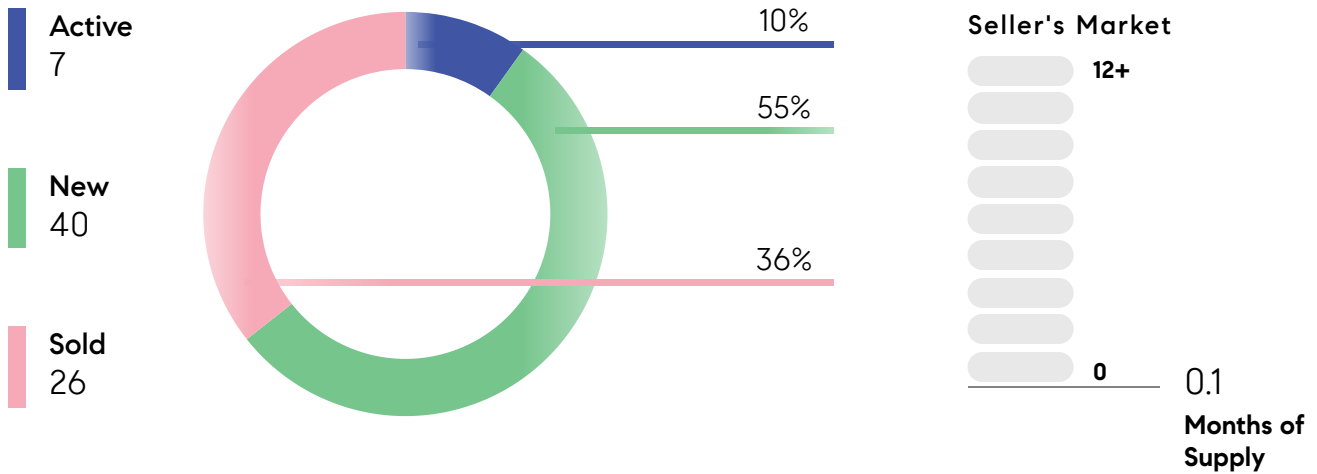
Midtown JANUARY 2023

ATTACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$1,308,234	68	92.1%	\$1,205,000
YoY Change	-32.1%	-18.1%	-25.6%	-49.5%

ATTACHED UNDER 1M



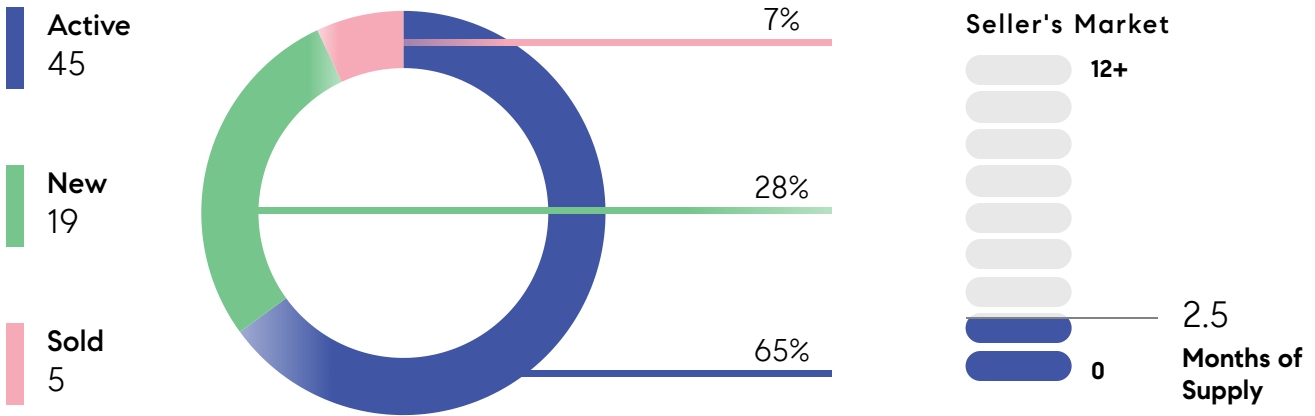
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$436,558	56	90.8%	\$396,500
YoY Change	2.6%	3.7%	2.5%	5.1%

*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

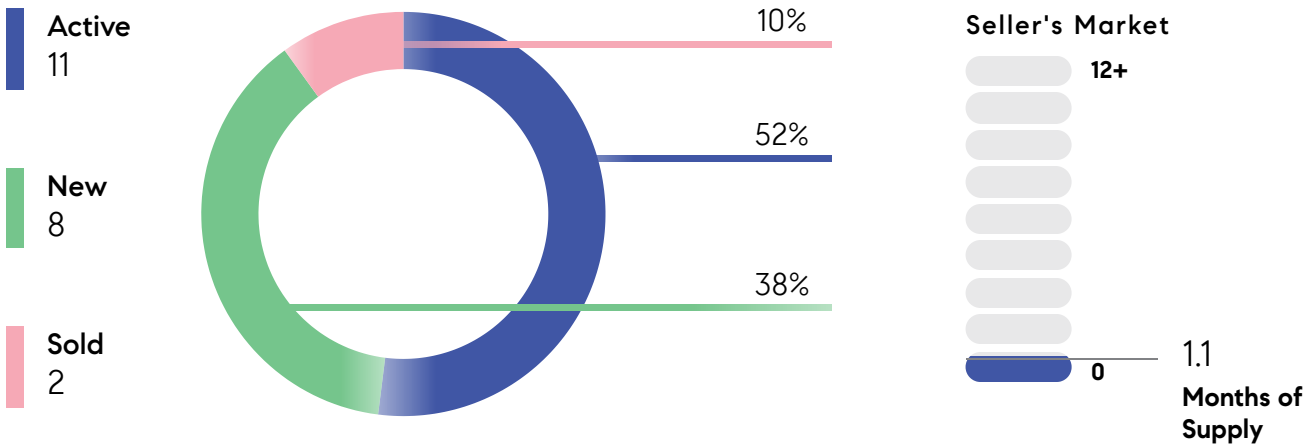
Milton JANUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$2,380,715	78	72.4%	\$1,723,800
YoY Change	-11.9%	41.8%	5.2%	-7.3%

DETACHED UNDER 1M



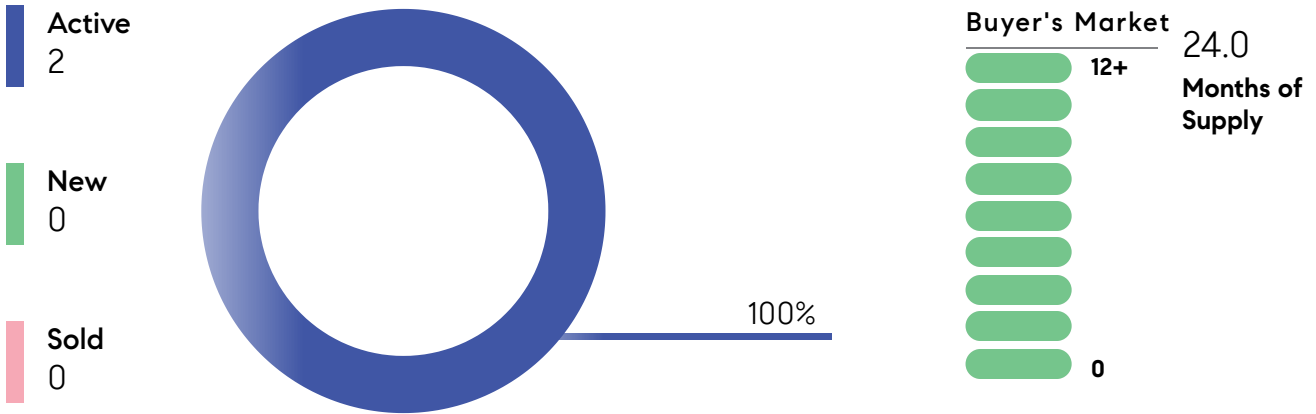
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$706,300	42	125.3%	\$885,250
YoY Change	1.5%	320.0%	15.7%	17.4%

*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

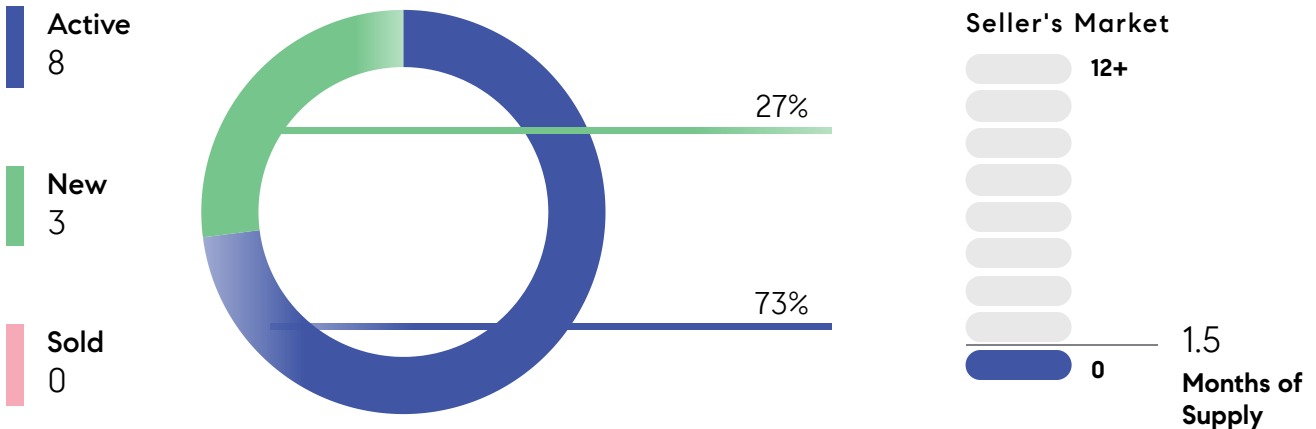
Milton JANUARY 2023

ATTACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	-	-	-	-
YoY Change	-	-	-	-

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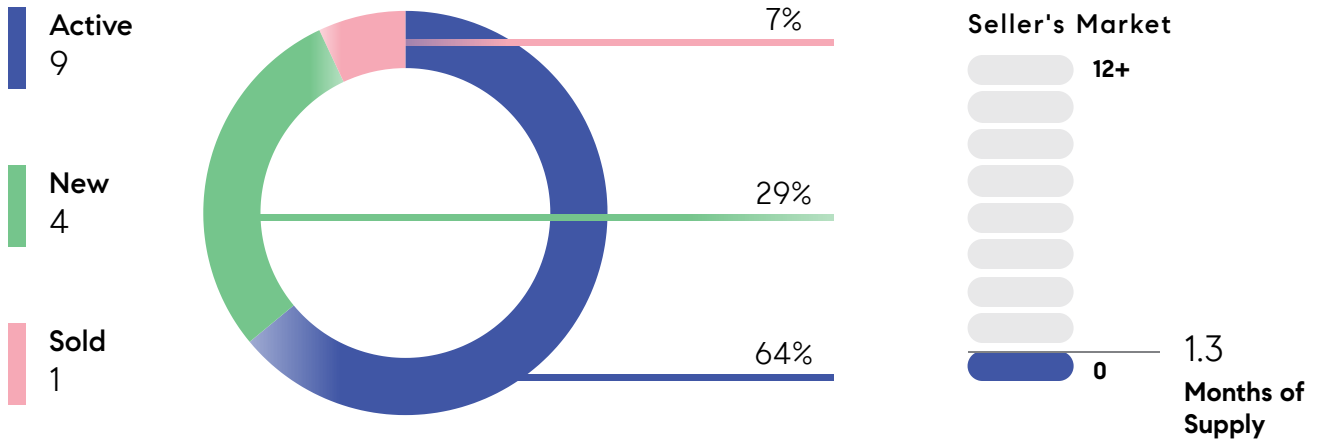
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$422,031	-	-	-
YoY Change	-17.0%	-	-	-

*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

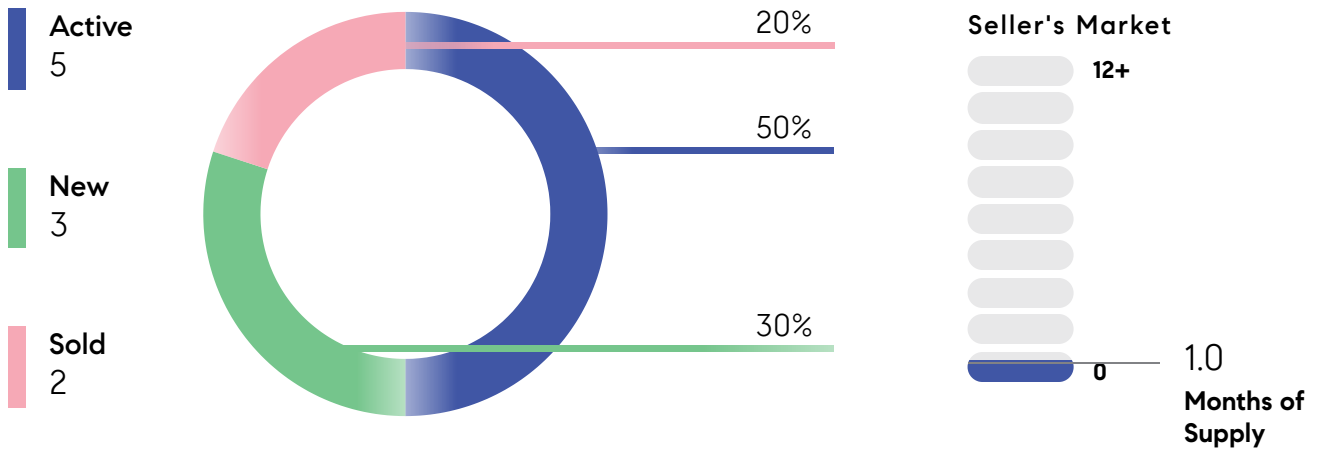
Morningside JANUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$2,658,750	39	139.8%	\$3,718,000
YoY Change	70.1%	-13.3%	68.0%	185.8%

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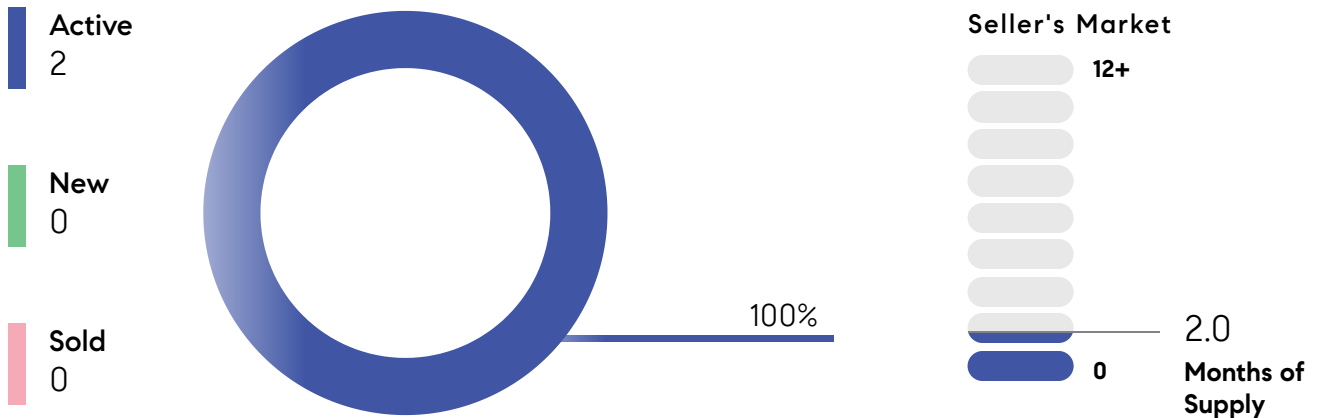
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$712,633	83	129.1%	\$920,000
YoY Change	18.0%	23.9%	0.5%	18.5%

*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

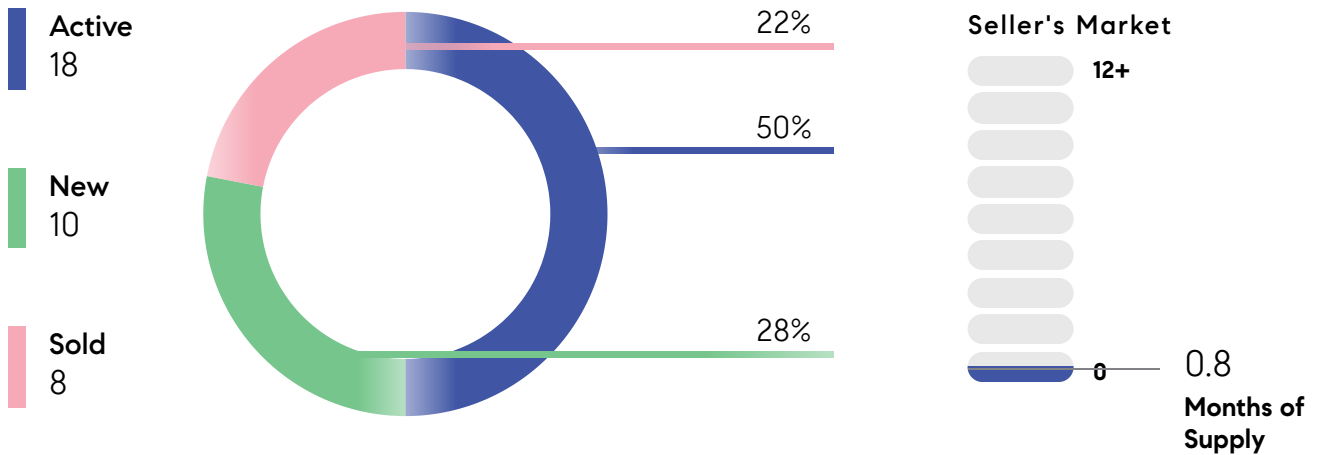
Peachtree Corners JANUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	-	-	-	-
YoY Change	-	-	-	-

DETACHED UNDER 1M



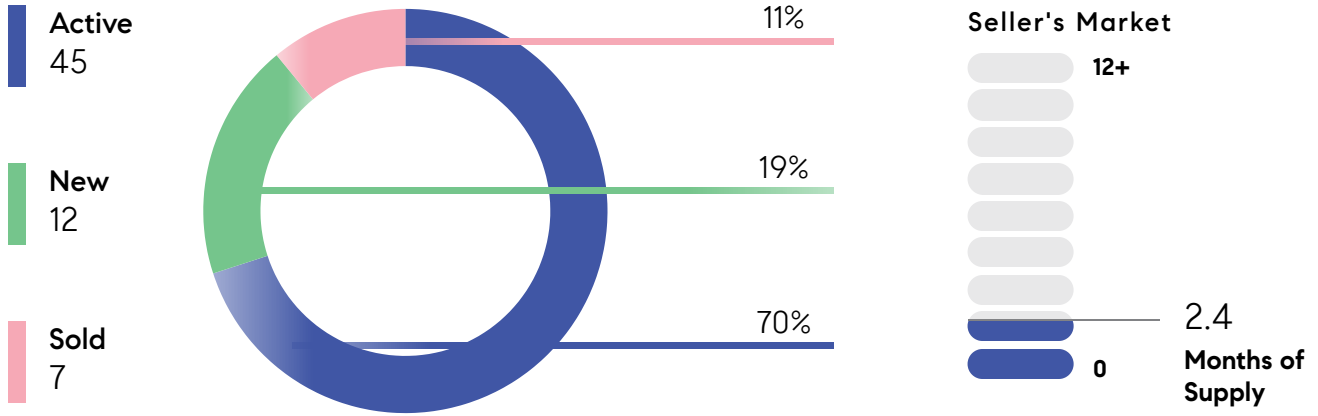
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$660,462	35	83.5%	\$551,250
YoY Change	13.5%	25.0%	-15.7%	-4.3%

*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

Peachtree Corners JANUARY 2023

ATTACHED UNDER 1M



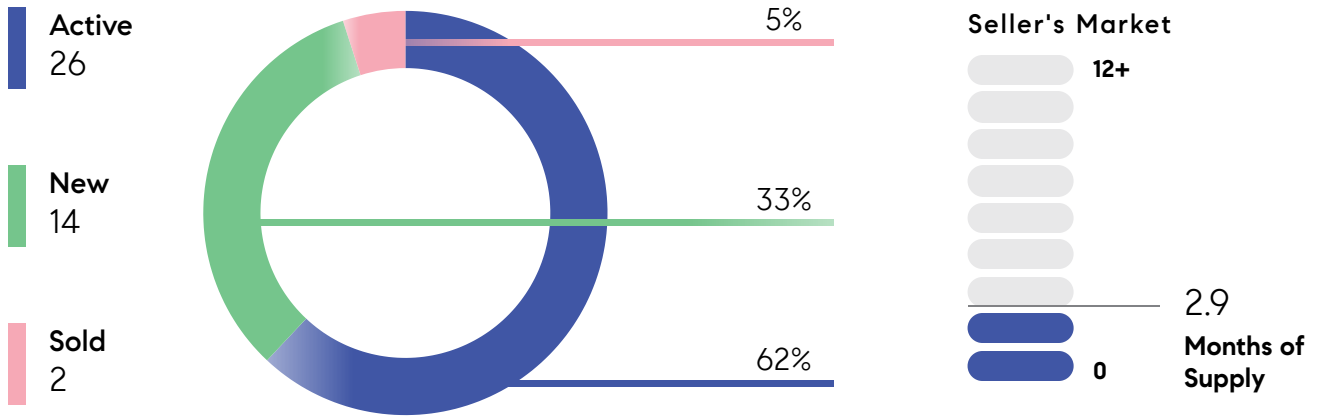
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$366,171	18	98.7%	\$361,529
YoY Change	1.4%	28.6%	39.9%	41.9%

*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

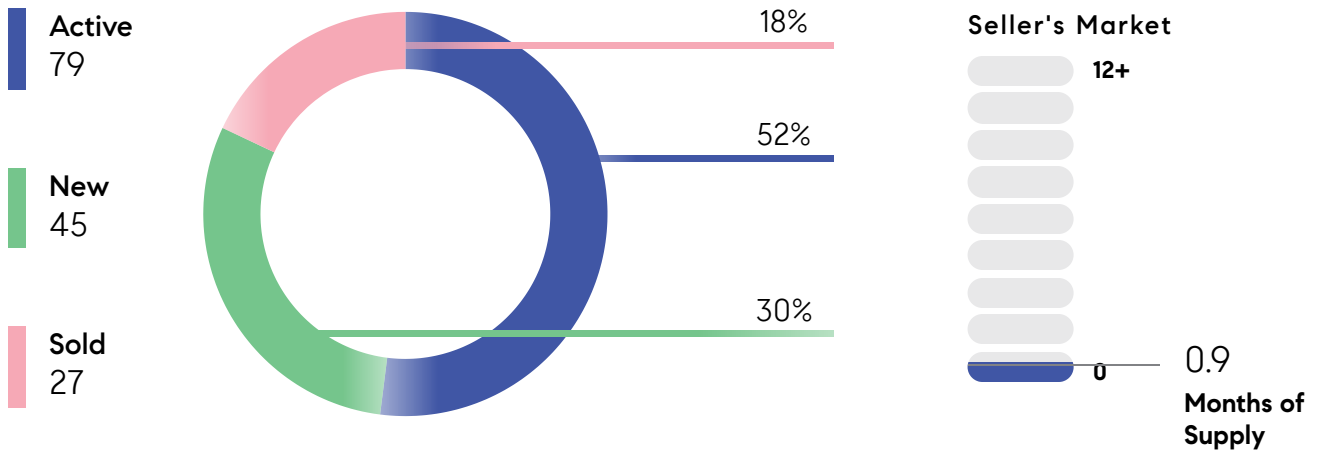
Roswell JANUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$1,506,107	29	84.8%	\$1,277,500
YoY Change	-4.0%	-64.6%	4.1%	-0.1%

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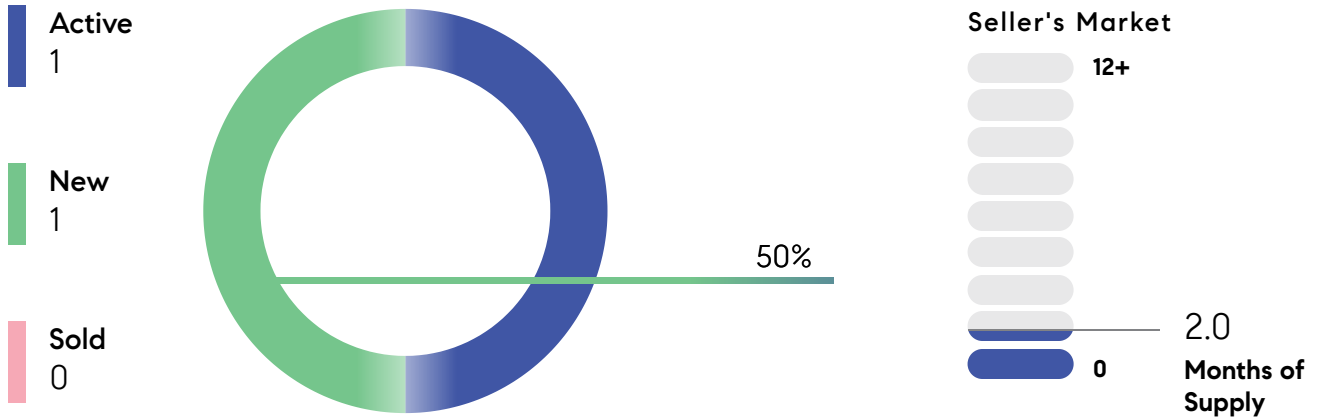
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$654,296	32	88.5%	\$578,923
YoY Change	20.2%	3.2%	-6.6%	12.2%

*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

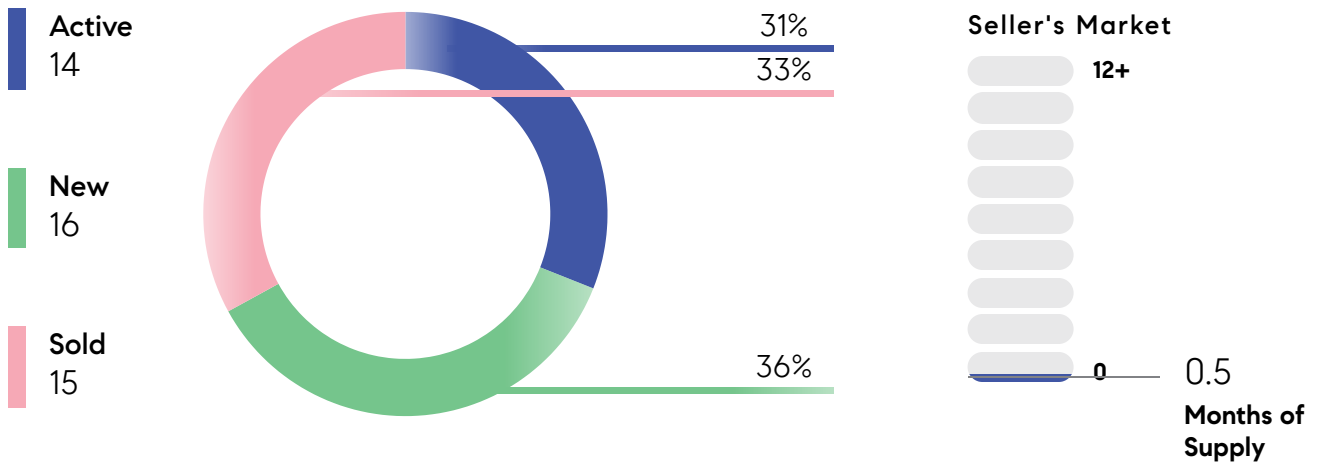
Roswell JANUARY 2023

ATTACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$1,300,000	-	-	-
YoY Change	-	-	-	-

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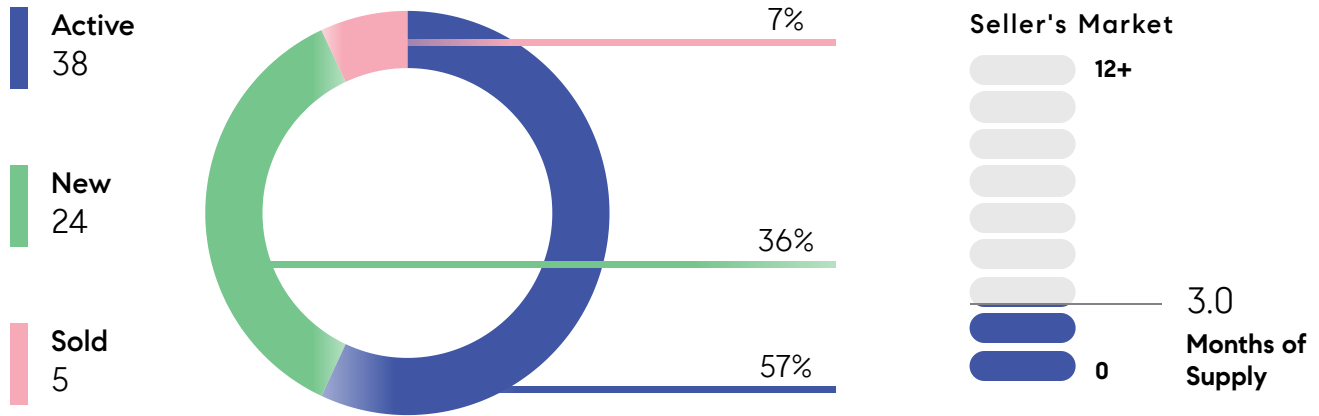
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$537,919	46	78.8%	\$423,783
YoY Change	26.8%	475.0%	-15.2%	7.6%

*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

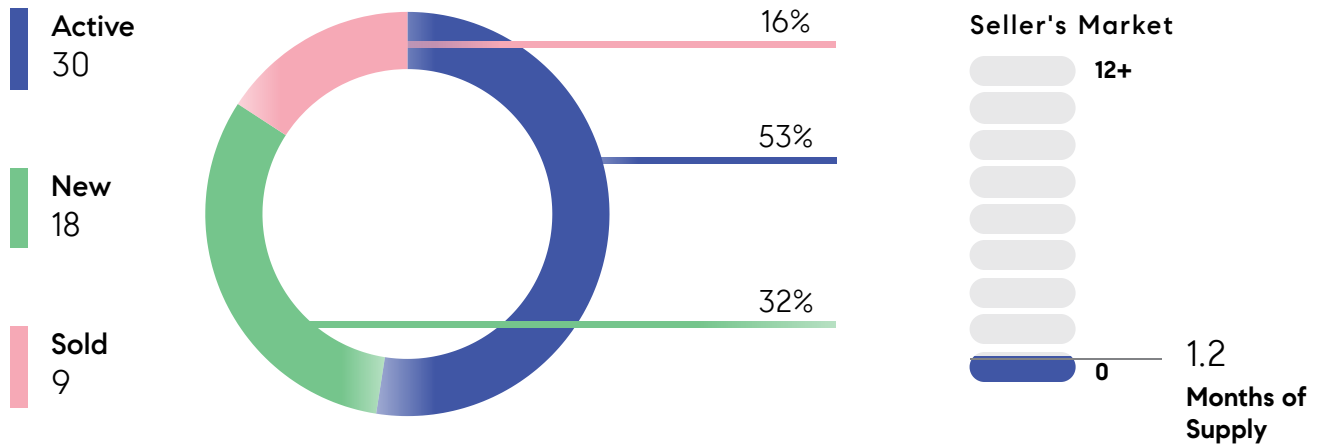
Sandy Springs JANUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$2,085,579	77	117.7%	\$2,455,600
YoY Change	22.5%	54.0%	12.5%	37.8%

DETACHED UNDER 1M



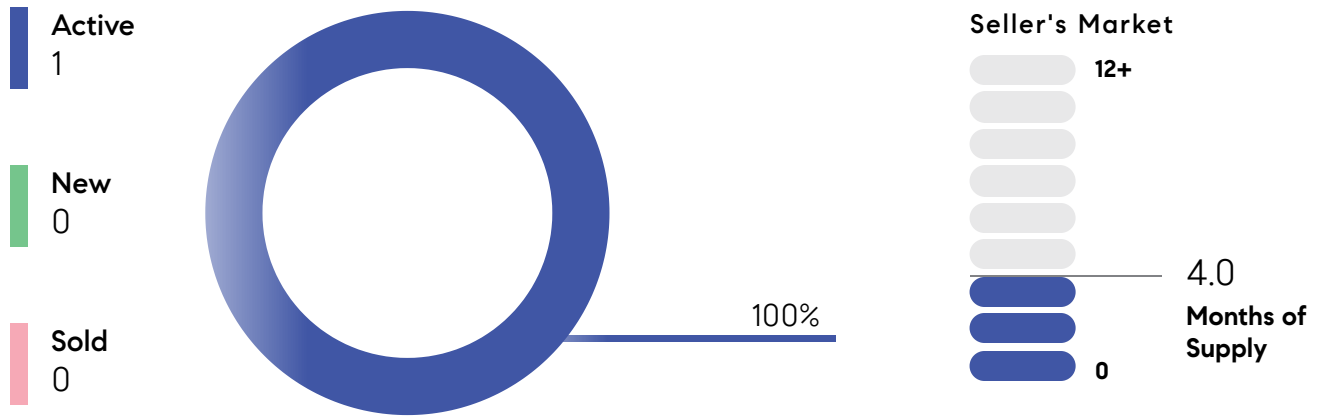
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$789,361	39	86.0%	\$679,000
YoY Change	18.8%	25.8%	-9.9%	7.0%

*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

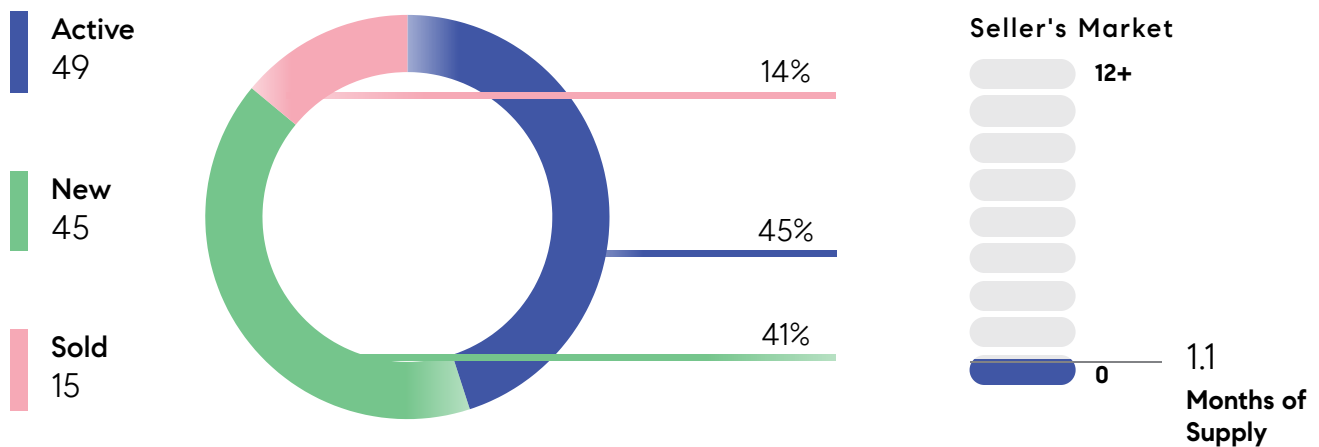
Sandy Springs JANUARY 2023

ATTACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	-	-	-	-
YoY Change	-	-	-	-

ATTACHED UNDER 1M



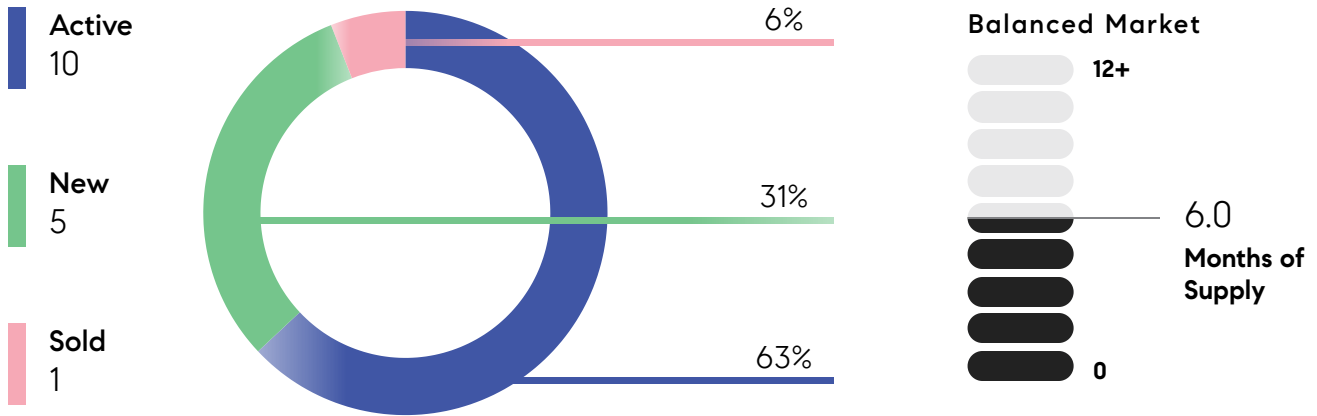
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$346,970	50	102.1%	\$354,400
YoY Change	-2.5%	117.4%	15.8%	12.9%

*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

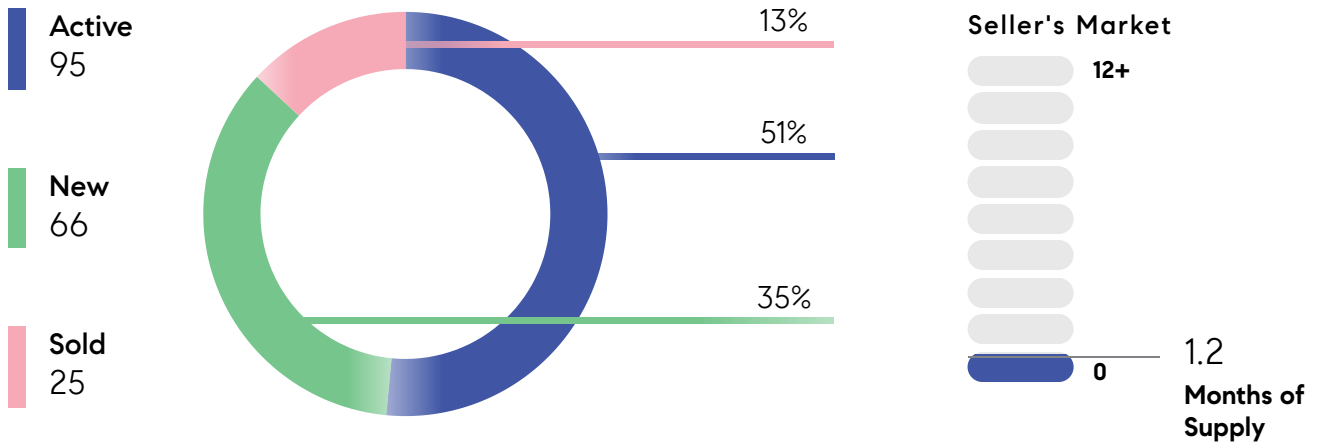
Smyrna JANUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$1,263,093	43	93.8%	\$1,185,000
YoY Change	-14.3%	-	-	-

DETACHED UNDER 1M



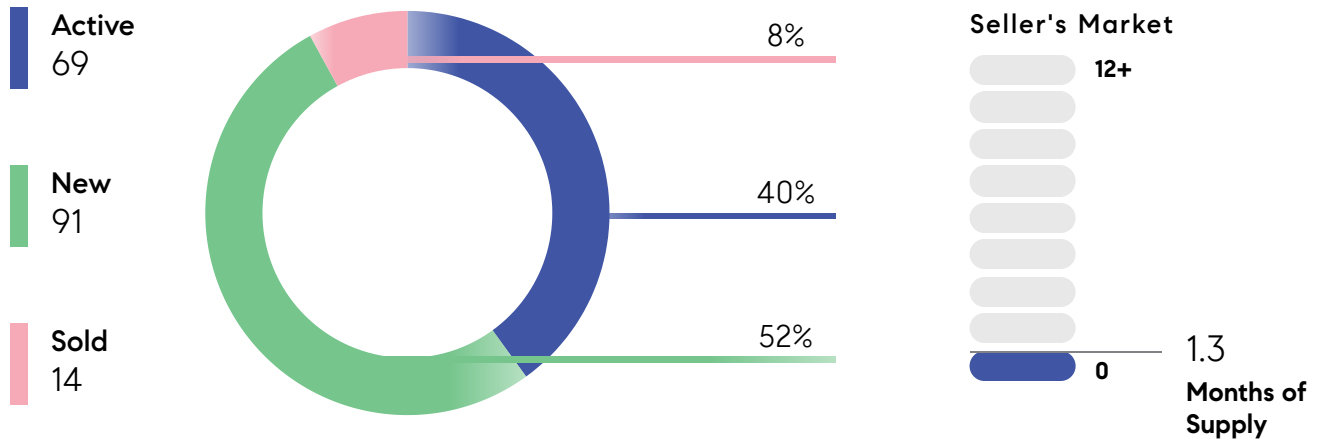
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$530,384	58	90.1%	\$477,970
YoY Change	5.8%	141.7%	-1.8%	3.9%

*Graph Legend ■ Buyer's Market (Supply > Demand) ■ Seller's Market (Supply < Demand) ■ Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

Smyrna JANUARY 2023

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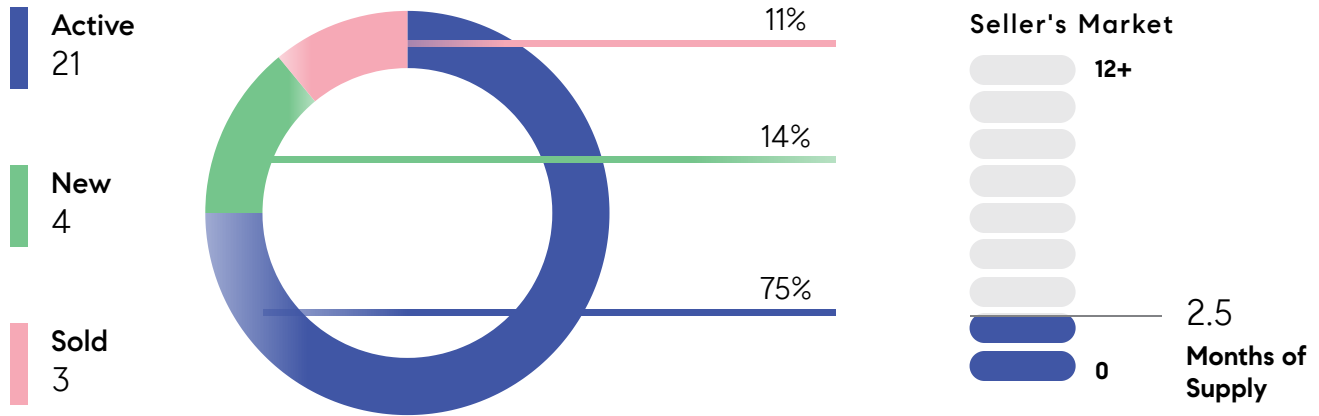
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$428,627	44	94.9%	\$406,893
YoY Change	18.2%	158.8%	-8.3%	8.4%

*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

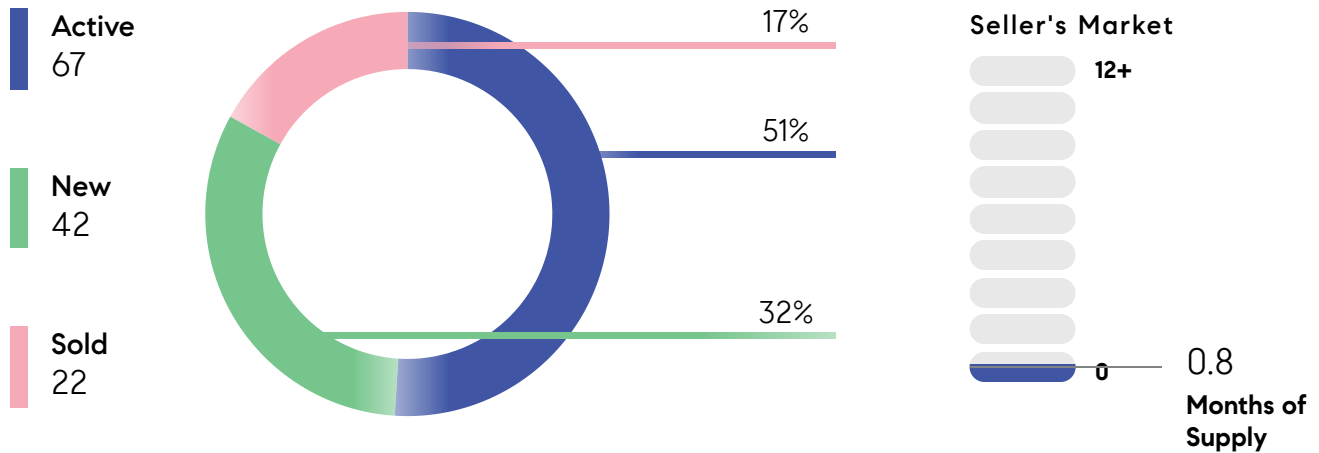
Suwanee JANUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$2,140,000	80	63.2%	\$1,353,333
YoY Change	-24.2%	370.6%	41.4%	7.1%

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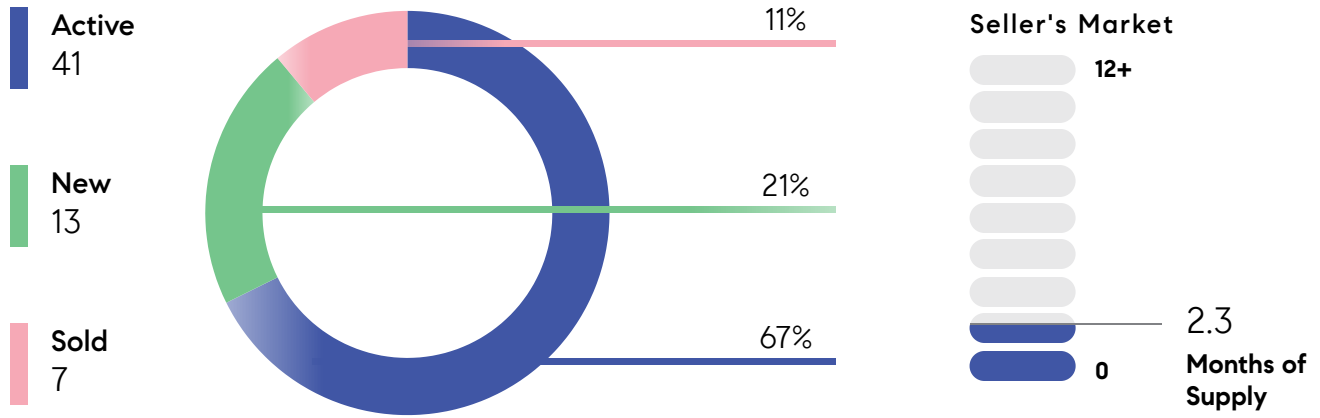
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$577,505	44	94.2%	\$544,041
YoY Change	7.2%	51.7%	1.2%	8.5%

*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

Suwanee JANUARY 2023

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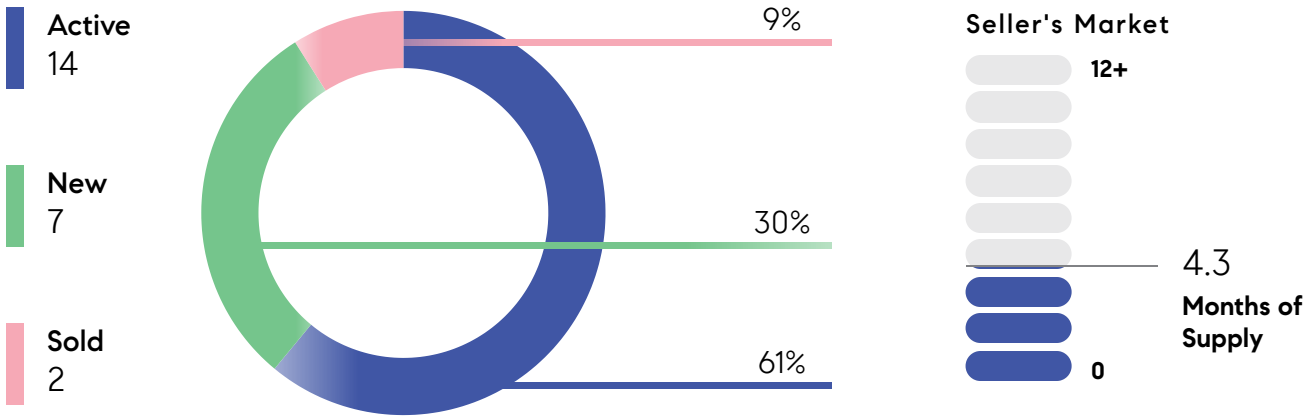
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$478,549	45	104.9%	\$501,775
YoY Change	5.2%	125.0%	9.5%	15.2%

*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

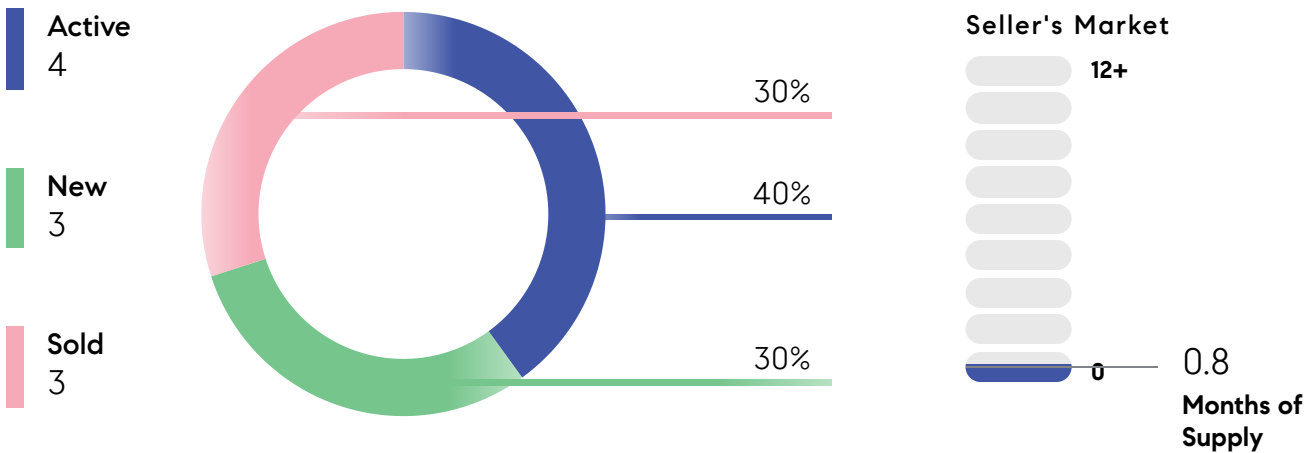
Vinings JANUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$1,606,286	56	116.7%	\$1,874,950
YoY Change	-4.0%	166.7%	11.0%	6.6%

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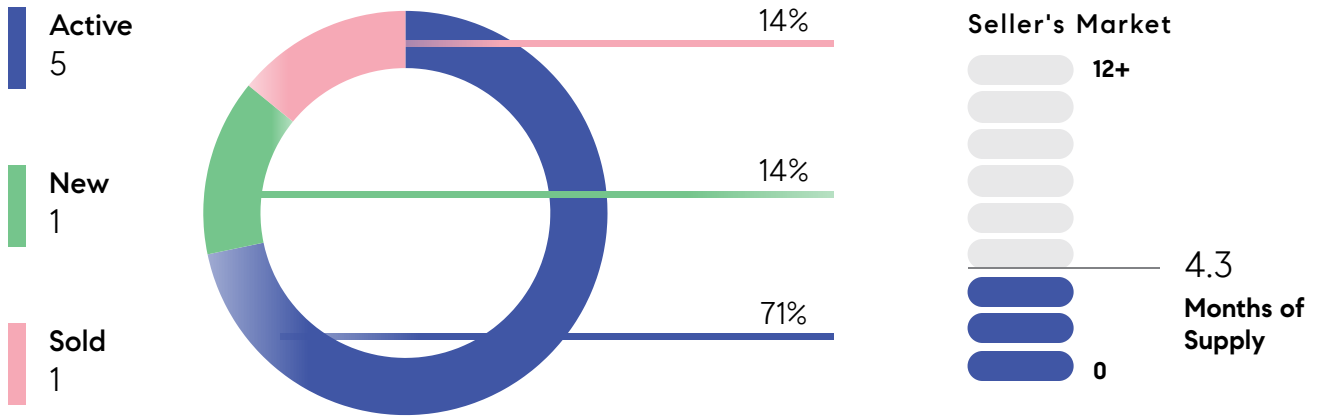
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$808,300	19	72.5%	\$585,667
YoY Change	43.4%	-63.5%	-29.8%	0.7%

*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

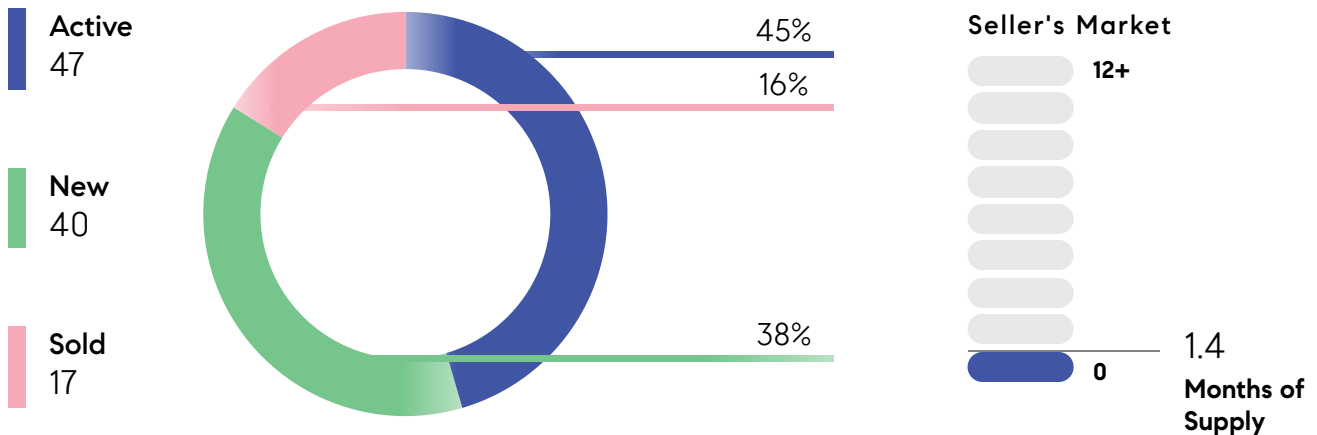
Vinings JANUARY 2023

ATTACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$1,345,000	25	104.1%	\$1,400,000
YoY Change	-3.7%	-78.1%	19.7%	15.2%

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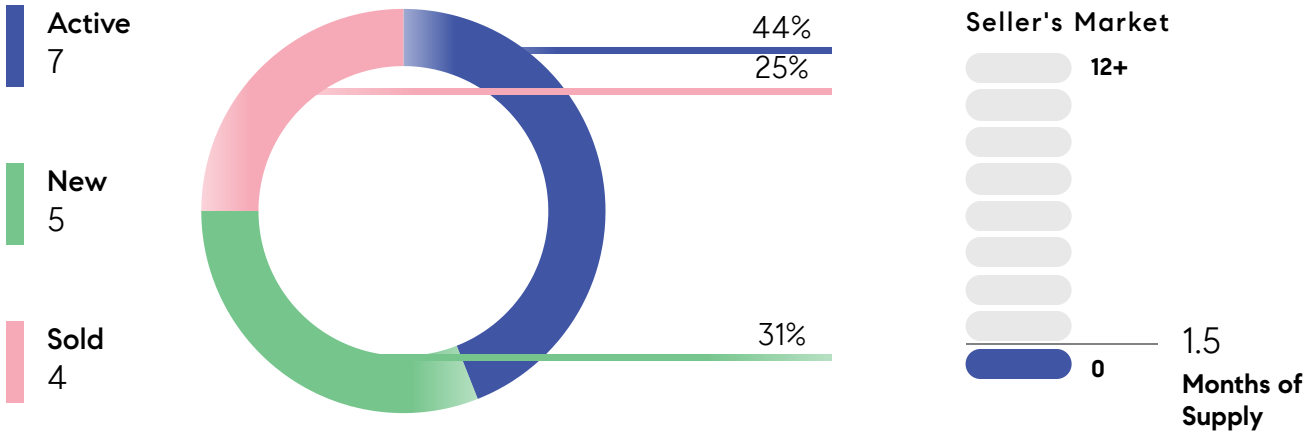
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$479,356	46	91.5%	\$438,529
YoY Change	6.9%	27.8%	-10.3%	-4.1%

*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

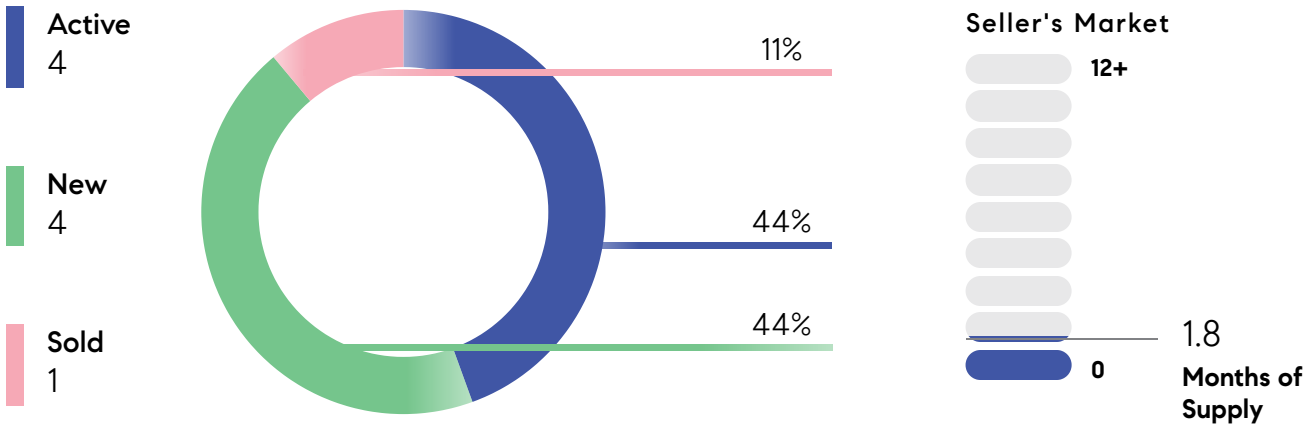
Virginia Highland JANUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$1,739,580	69	78.5%	\$1,365,000
YoY Change	7.1%	-	-	-

DETACHED UNDER 1M



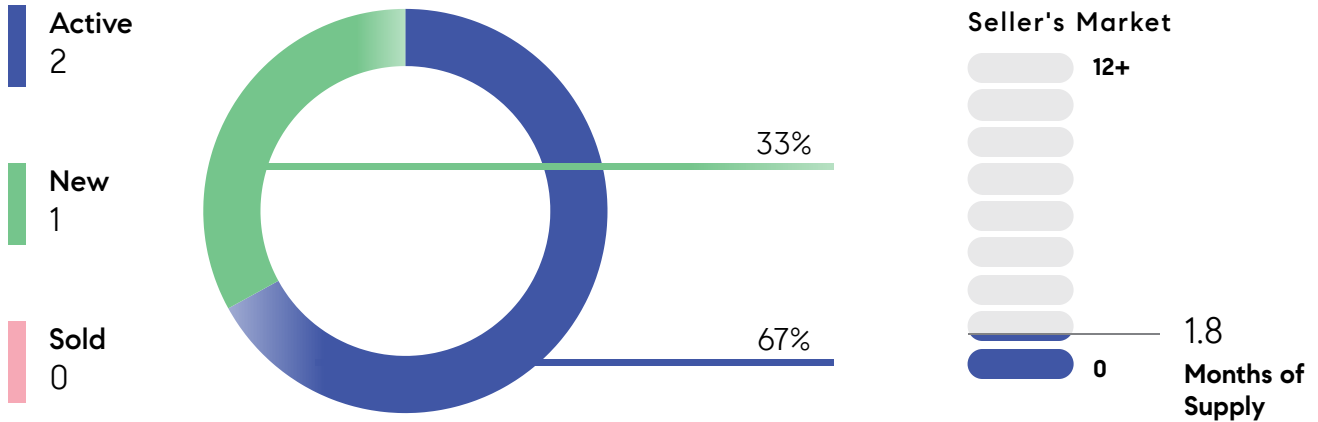
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$818,450	86	99.6%	\$815,000
YoY Change	-10.0%	91.1%	31.6%	18.4%

*Graph Legend ■ Buyer's Market (Supply > Demand) ■ Seller's Market (Supply < Demand) ■ Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

Virginia Highland JANUARY 2023

ATTACHED UNDER 1M



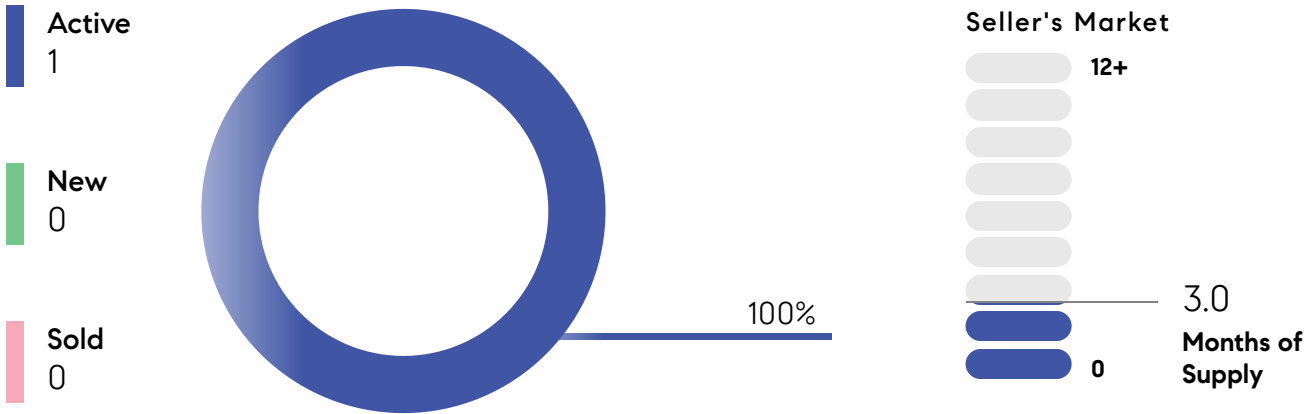
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$279,000	-	-	-
YoY Change	-	-	-	-

*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

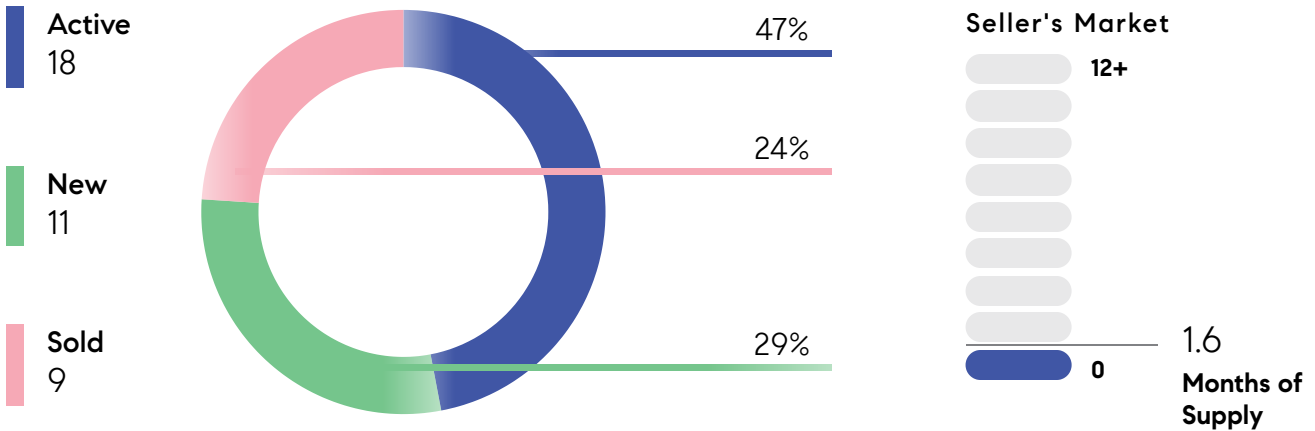
West Midtown JANUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	-	-	-	-
YoY Change	-	-	-	-

DETACHED UNDER 1M



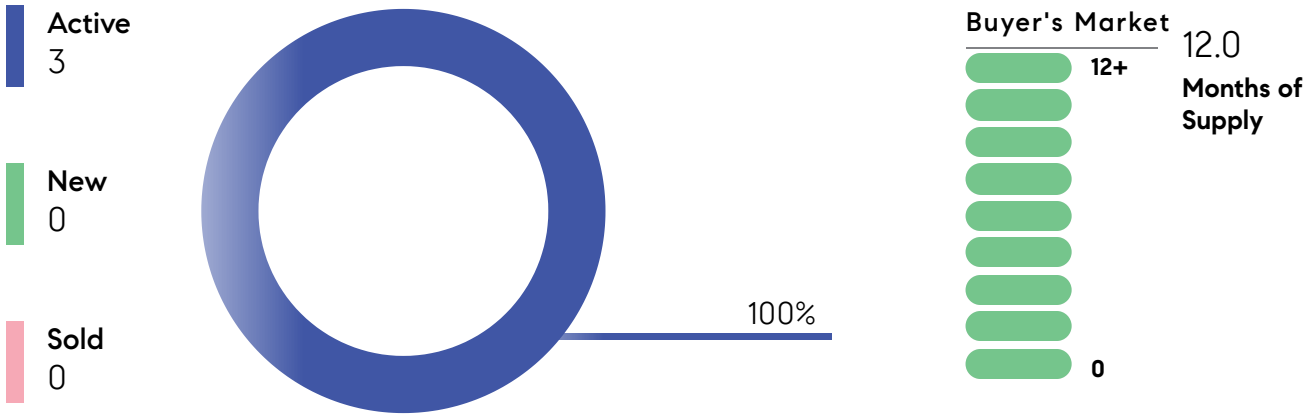
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$535,609	34	98.5%	\$527,333
YoY Change	2.7%	-50.7%	1.0%	3.7%

*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

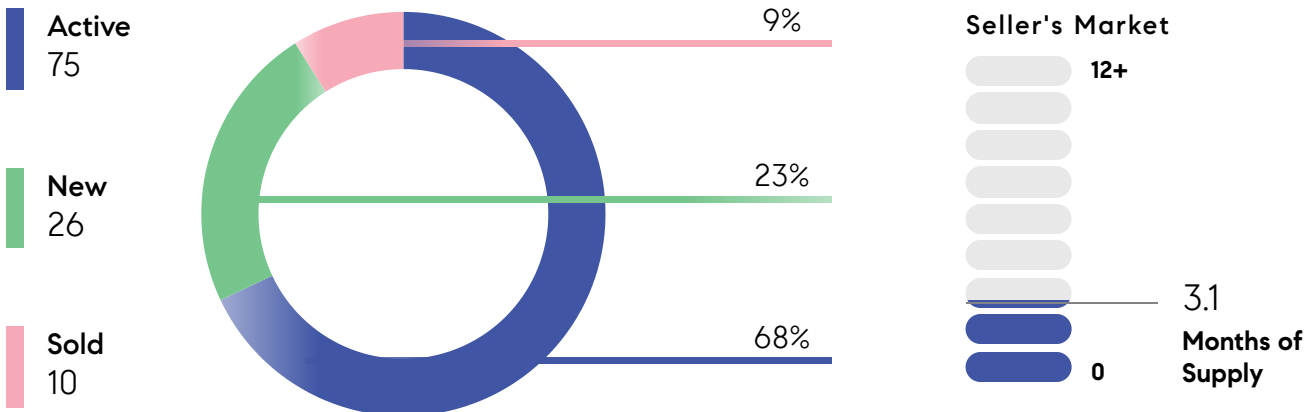
West Midtown JANUARY 2023

ATTACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	-	-	-	-
YoY Change	-	-	-	-

ATTACHED UNDER 1M



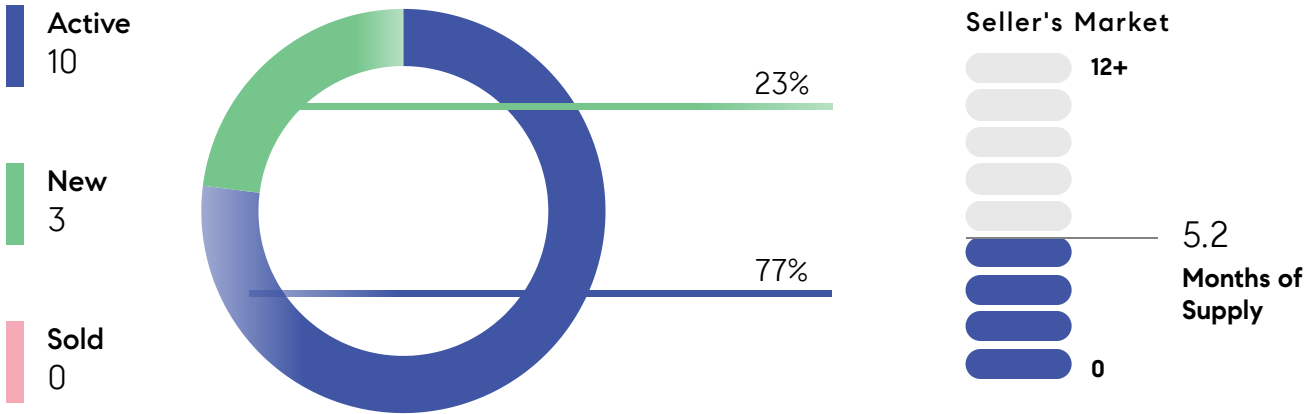
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$634,554	75	69.5%	\$441,041
YoY Change	30.3%	36.4%	-29.9%	-8.7%

*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

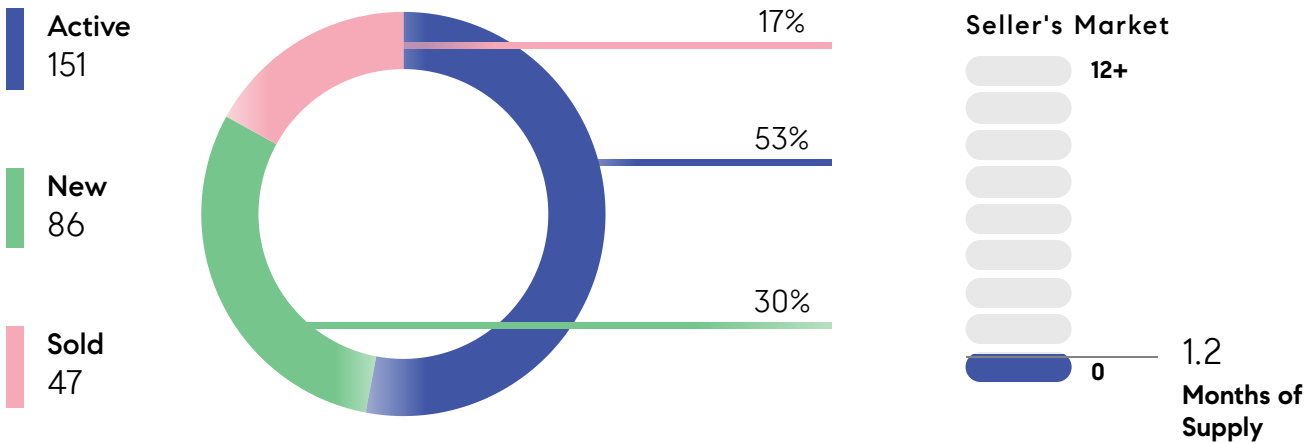
Woodstock JANUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$1,334,894	-	-	-
YoY Change	-21.0%	-	-	-

DETACHED UNDER 1M



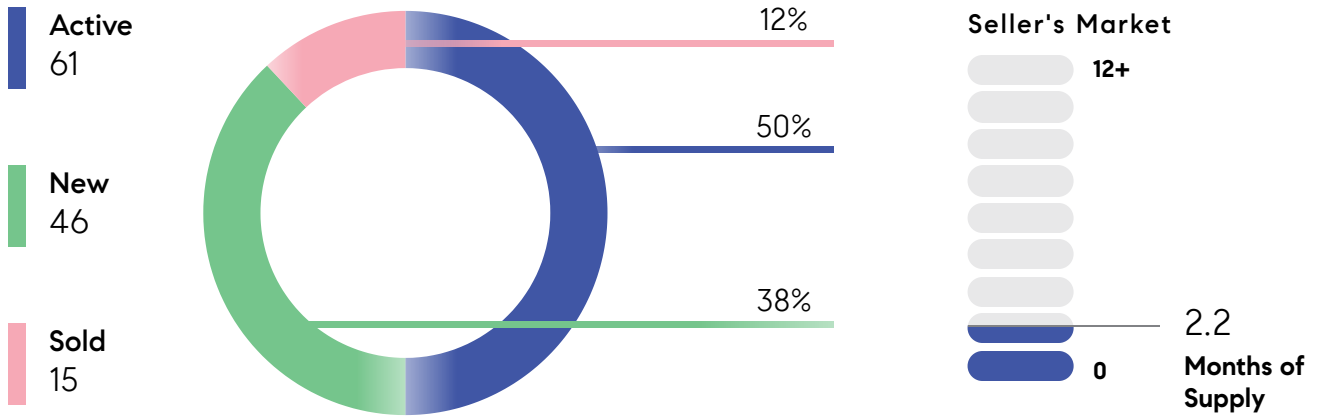
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$431,784	58	97.8%	\$422,414
YoY Change	1.0%	163.6%	-5.2%	-4.3%

*Graph Legend ■ Buyer's Market (Supply > Demand) ■ Seller's Market (Supply < Demand) ■ Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.

Woodstock JANUARY 2023

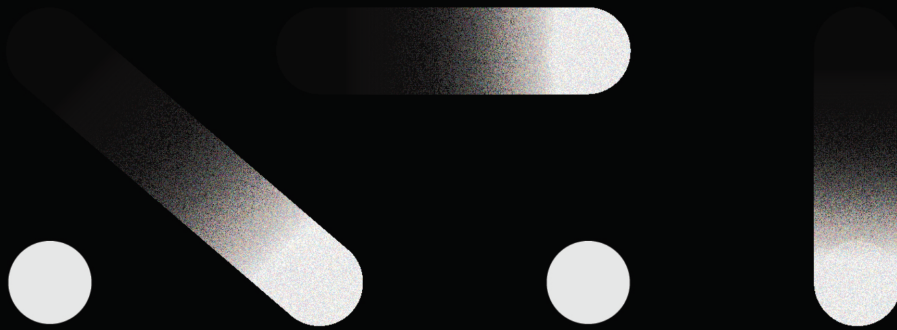
ATTACHED UNDER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
January 2023	\$467,410	46	87.8%	\$410,161
YoY Change	50.2%	70.4%	-31.2%	3.3%

*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

Source: FMLS | The information is believed to be accurate but is not warranted.



COMPASS

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