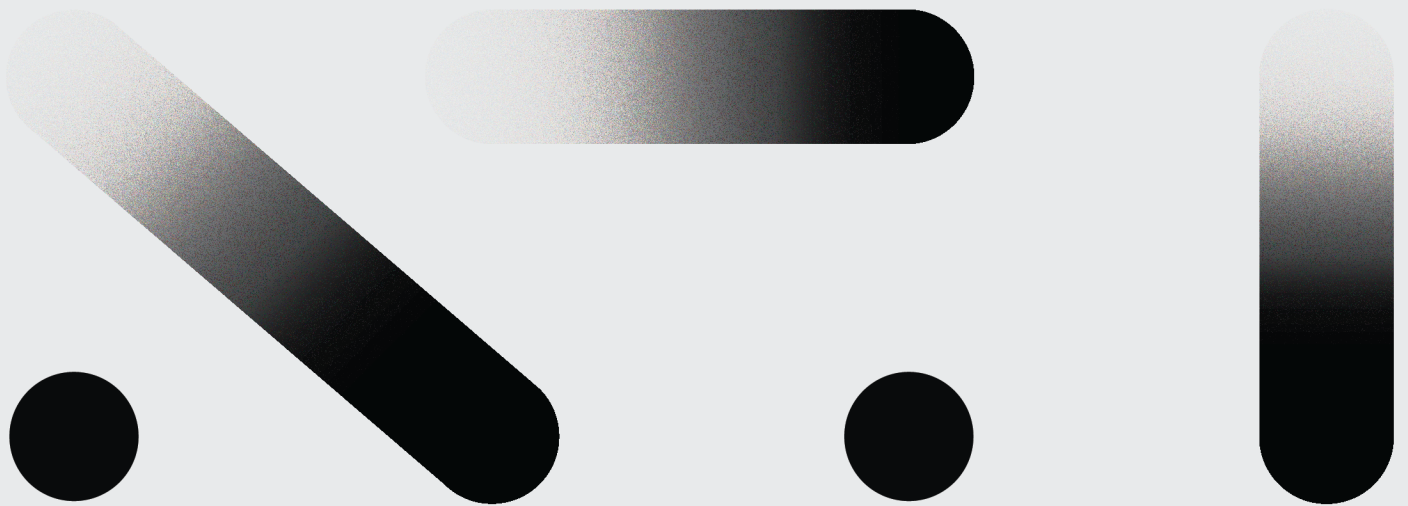


COMPASS



# 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

FEBRUARY 2022



- 1. ACWORTH
- 2. ALPHARETTA
- 3. ANSLEY PARK
- 4. BROOKHAVEN
- 5. BUCKHEAD
- 6. CANDLER PARK
- 7. CHAMBLEE
- 8. CHASTAIN PARK
- 9. COLLIER HILLS (BROOKWOOD, BROOKWOOD HILLS, & LORING HEIGHTS)
- 10. CUMMING

- 11. DECATUR
- 12. DULUTH
- 13. DUNWOODY
- 14. EAST LAKE, EDGEWOOD, & KIRKWOOD
- 15. EAST COBB
- 16. GRANT PARK
- 17. INMAN PARK & OLD FOURTH WARD
- 18. JOHNS CREEK
- 19. KENNESAW
- 20. MARIETTA
- 21. MIDTOWN

- 22. MILTON
- 23. MORNINGSIDE
- 24. PEACHTREE CORNERS
- 25. ROSWELL
- 26. SANDY SPRINGS
- 27. SMYRNA
- 28. SUWANEE & DULUTH
- 29. VININGS
- 30. VIRGINIA-HIGHLAND
- 31. WEST MIDTOWN
- 32. WOODSTOCK

# 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 March 1st, 2022.

## **NEW**

is defined as any properties put on the market during February 2022.

## **CONTRACT SIGNED**

figures are based on publicly reported transactions as of March 1st, 2022. The signed price reflects the latest available, or last known asking price.

## **SOLD**

figures are based on publicly reported transactions which closed by March 1st, 2022.

## **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)**

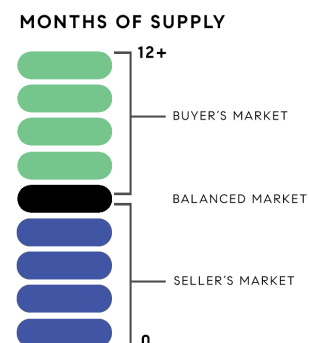
is calculated as the list date subtracted from the off market date, which is either the contract signed date, or the sold date, depending on availability.

## **SALE-TO-LIST RATIO**

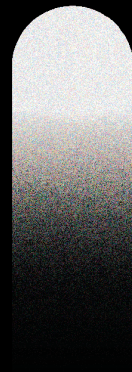
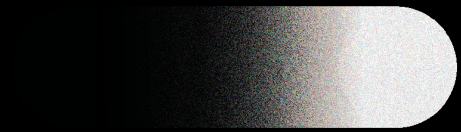
is the average sale price divided by the average list price.

## **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.

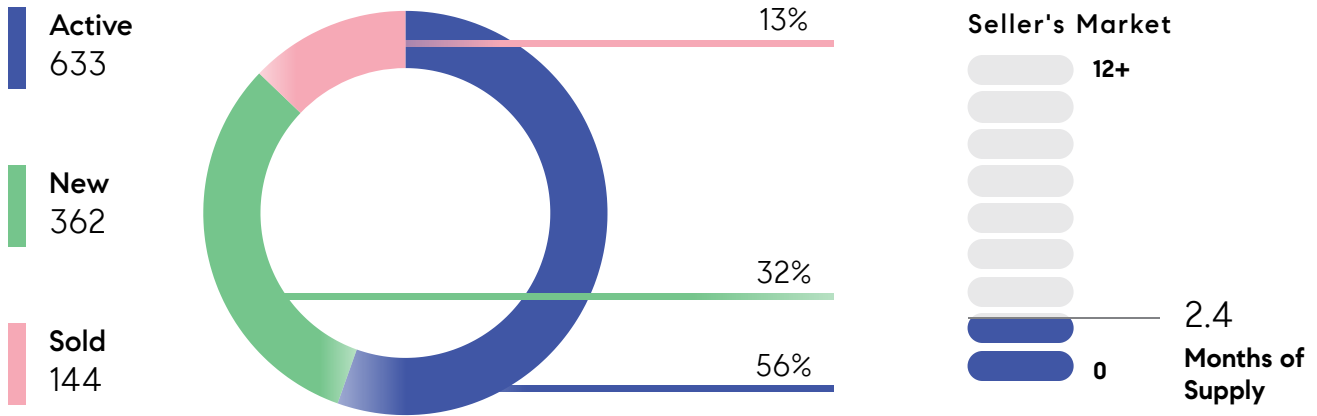






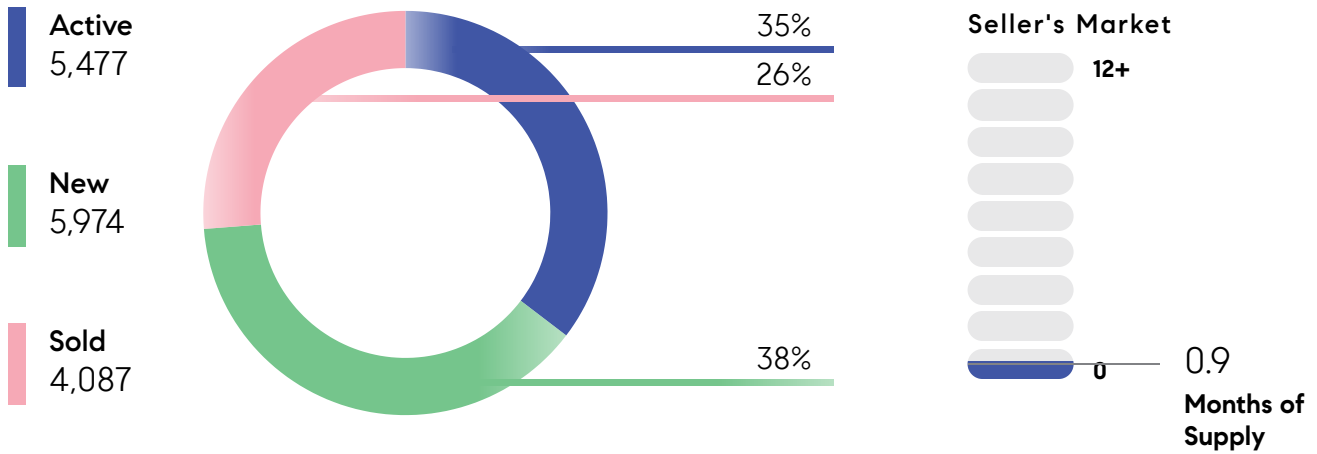
# Overall Atlanta FEBRUARY 2022

## DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$1,922,559	51	101.1%	\$1,538,725
YoY Change	17.2%	-47.4%	4.9%	0.4%

## DETACHED UNDER 1M



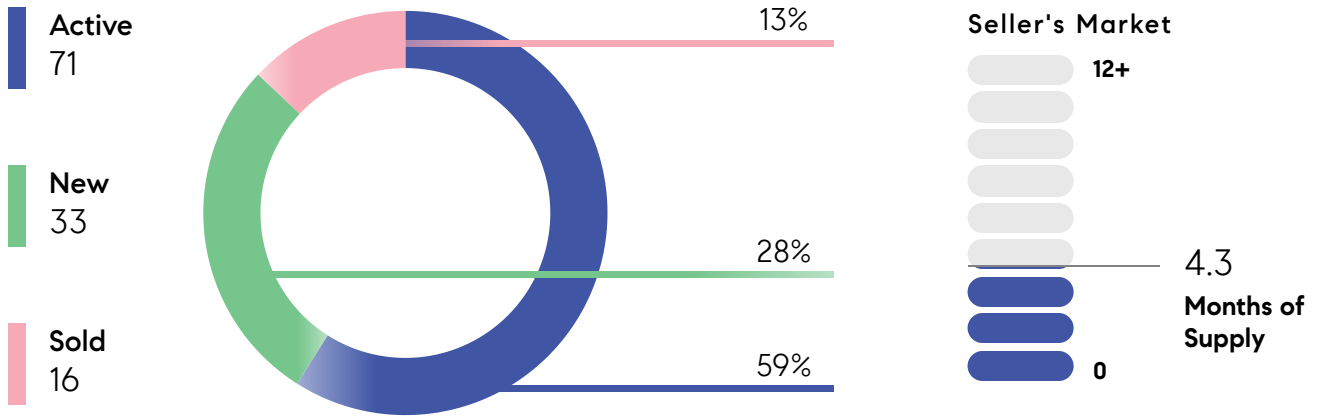
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$420,471	25	101.4%	\$409,381
YoY Change	12.3%	-28.6%	-18.8%	17.4%

\*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.

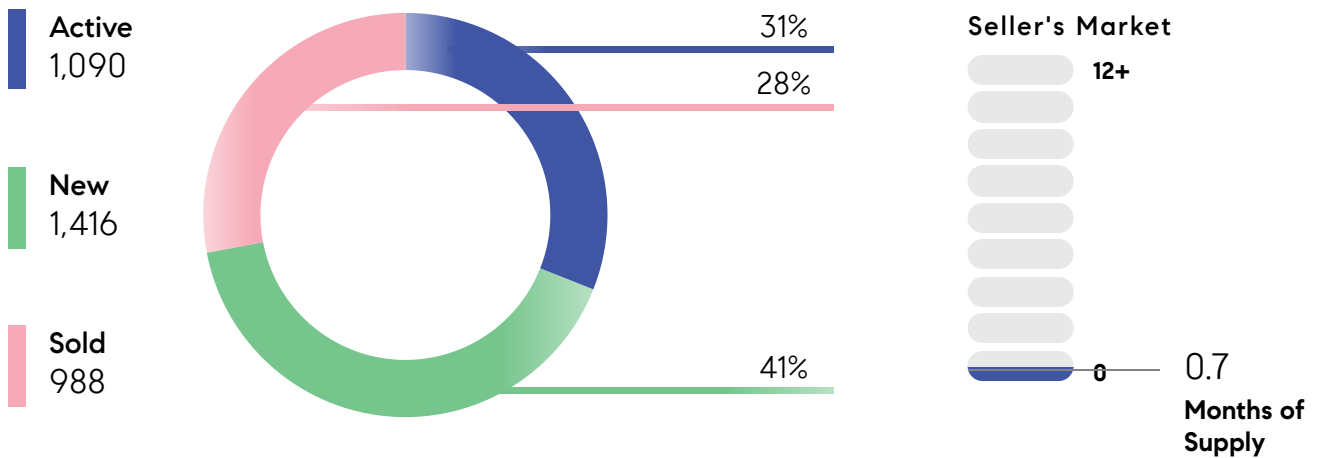
# Overall Atlanta FEBRUARY 2022

## ATTACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$1,716,745	131	97.2%	\$1,622,673
YoY Change	3.2%	-18.6%	2.2%	15.4%

## ATTACHED UNDER 1M



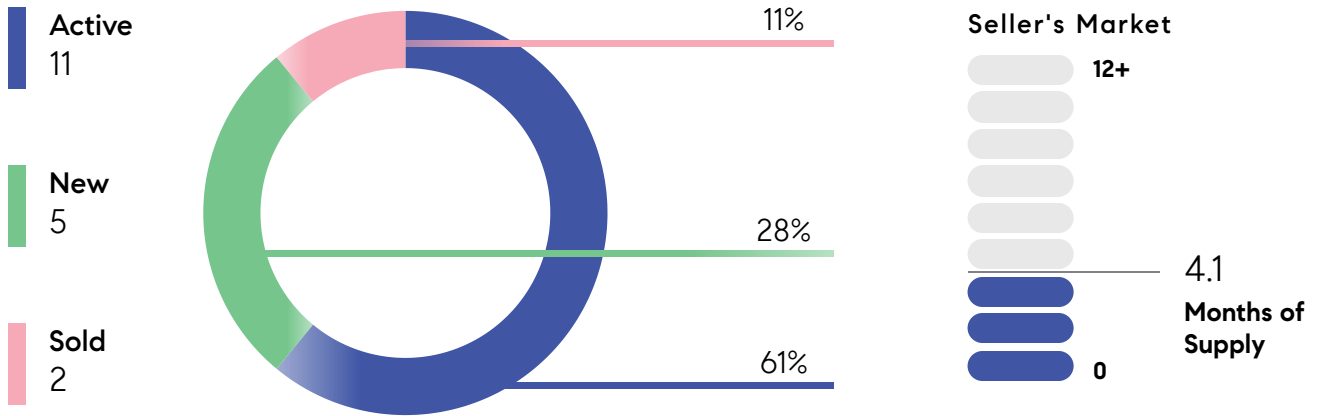
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$358,266	29	101.3%	\$336,655
YoY Change	6.5%	-44.2%	2.3%	14.5%

\*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.

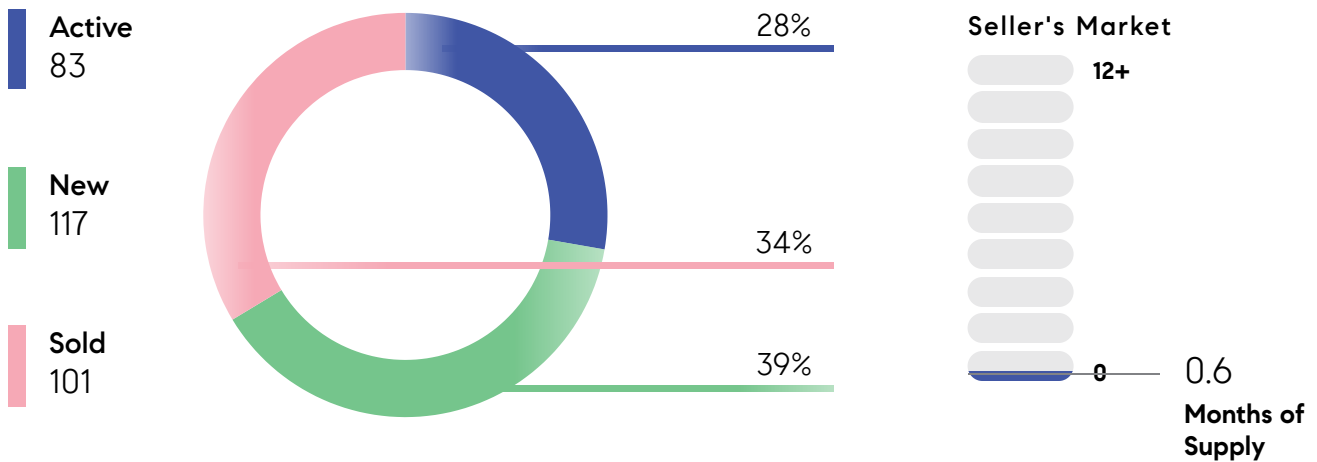
# Acworth FEBRUARY 2022

## DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$2,107,800	127	54.0%	\$1,137,500
YoY Change	38.2%	-	-	-

## DETACHED UNDER 1M



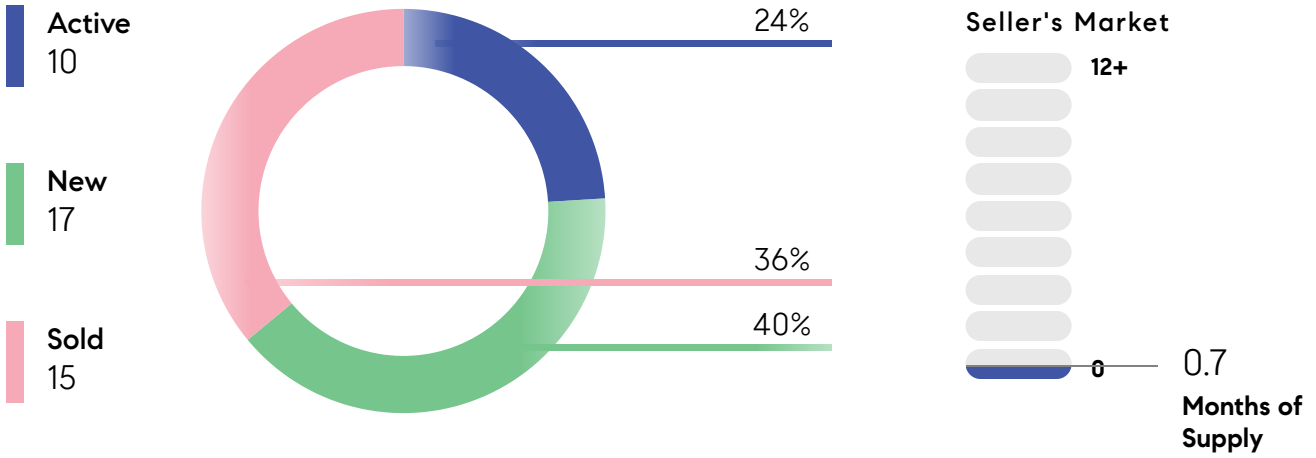
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$430,337	24	92.1%	\$396,442
YoY Change	25.7%	-4.0%	-11.8%	10.9%

\*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.

# Acworth FEBRUARY 2022

## ATTACHED UNDER 1M



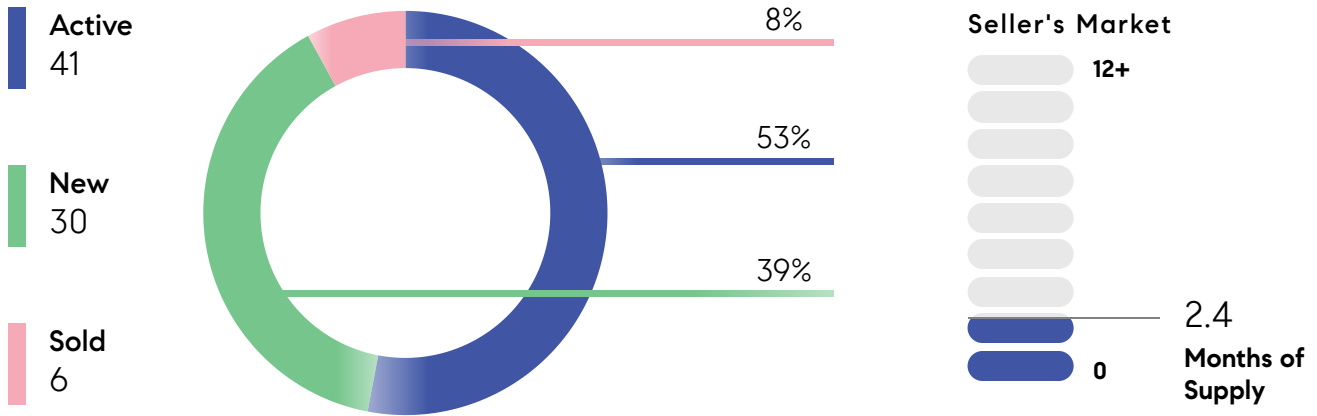
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$361,856	17	79.6%	\$288,176
YoY Change	36.8%	-55.3%	-14.0%	17.7%

\*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.

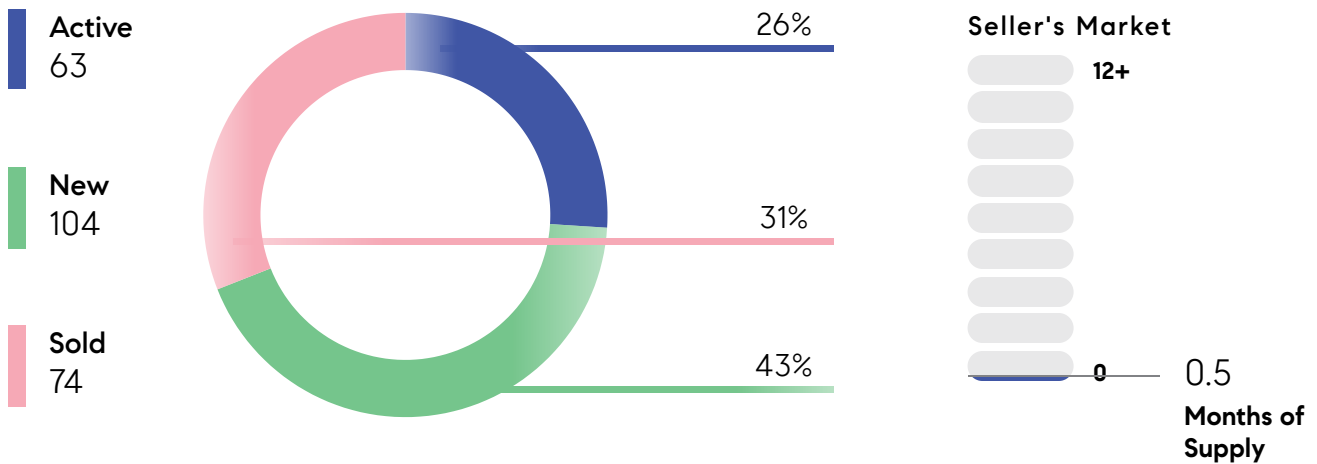
# Alpharetta FEBRUARY 2022

## DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$1,900,193	14	74.4%	\$1,414,000
YoY Change	4.4%	-85.1%	-0.6%	3.8%

## DETACHED UNDER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$607,963	22	99.0%	\$601,811
YoY Change	11.4%	-31.2%	0.3%	11.7%

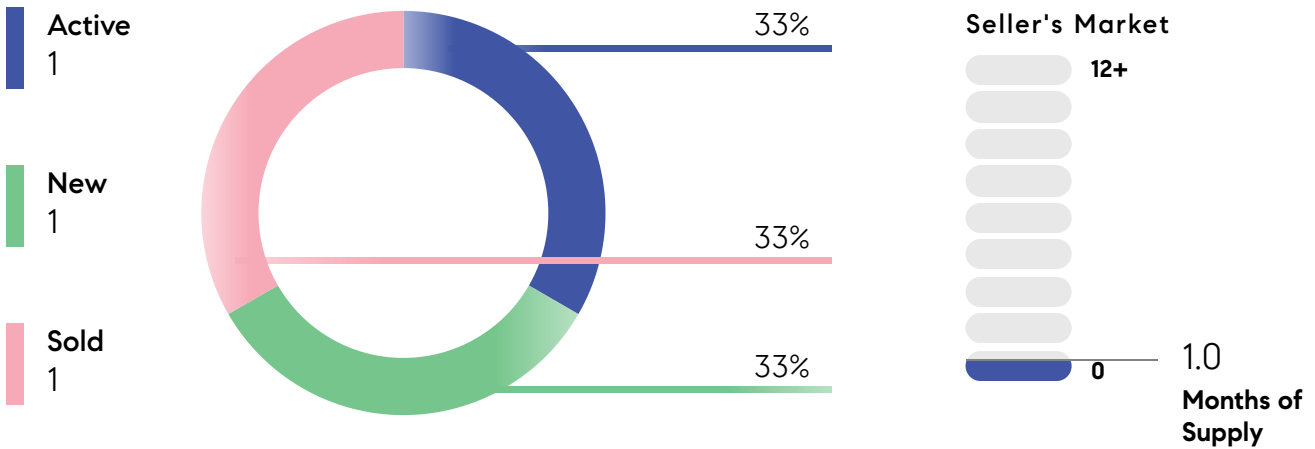
\*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

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



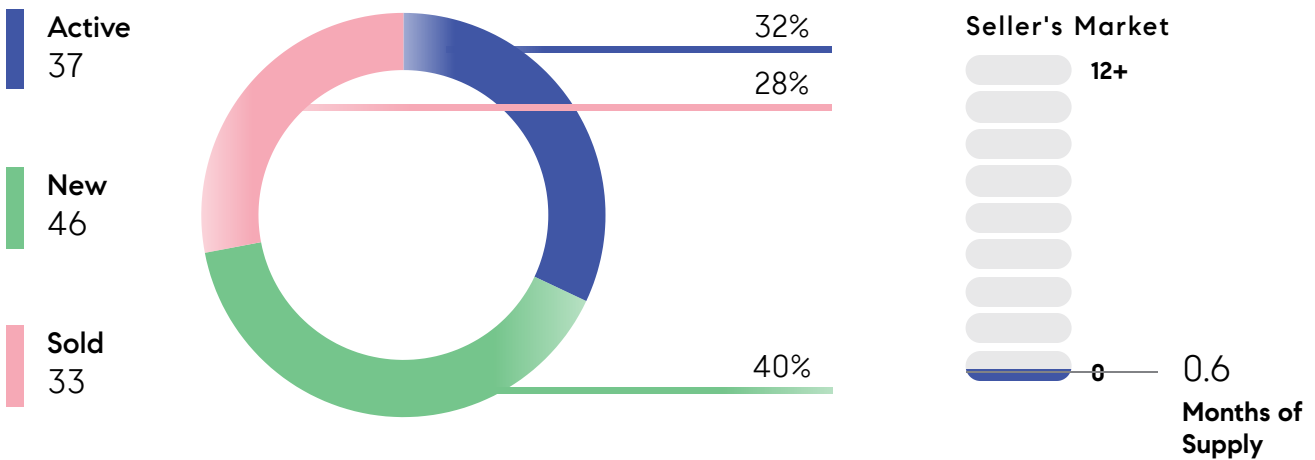
# Alpharetta FEBRUARY 2022

## ATTACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$1,100,000	1	91.4%	\$1,005,000
YoY Change	-10.2%	-	-	-

## ATTACHED UNDER 1M



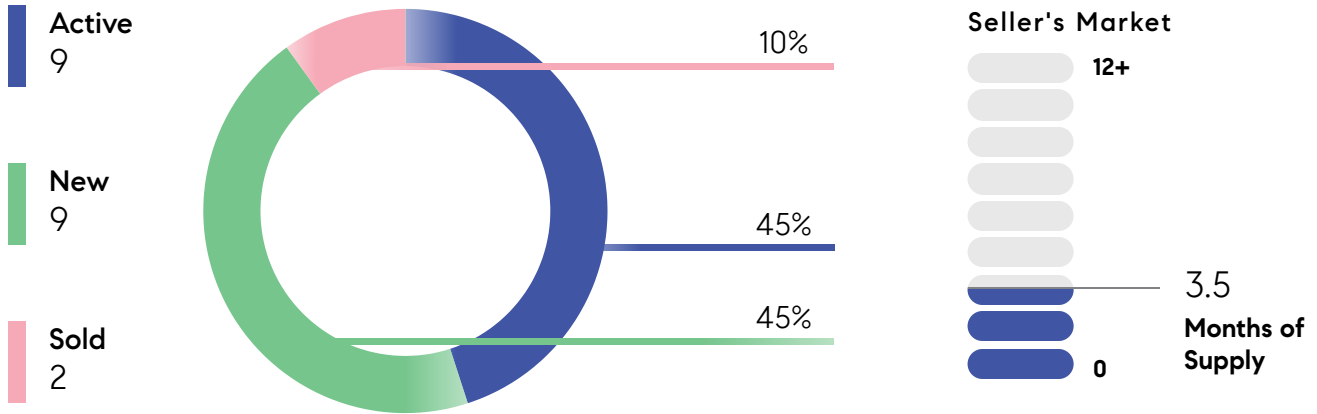
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$479,078	19	97.6%	\$467,509
YoY Change	17.9%	-65.5%	11.6%	31.5%

\*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.

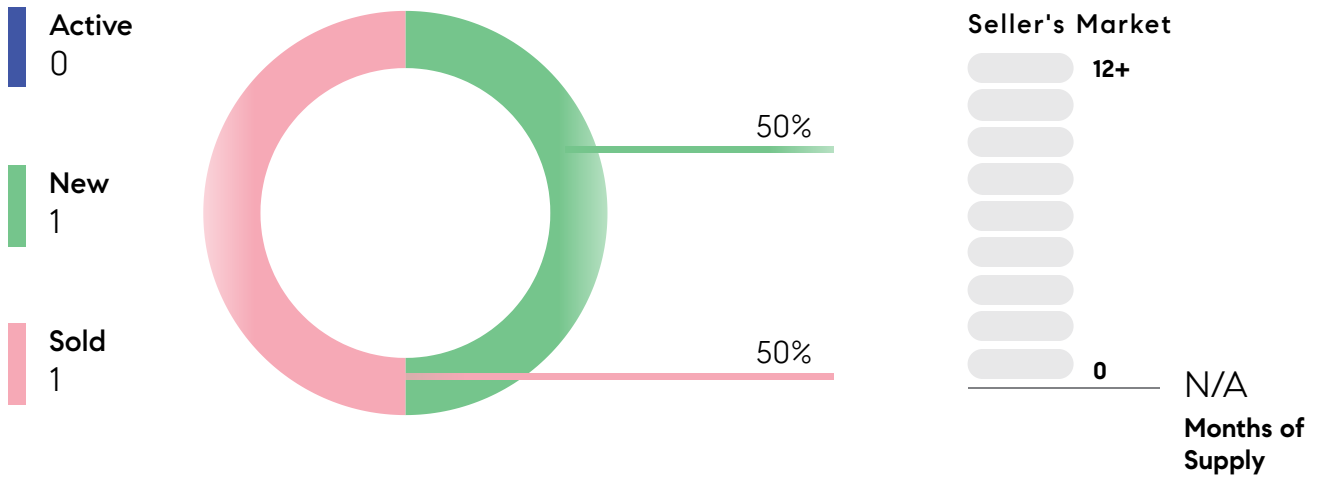
# Ansley Park FEBRUARY 2022

## DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$2,456,667	4	54.3%	\$1,334,525
YoY Change	34.9%	-94.2%	-59.6%	-45.5%

## DETACHED UNDER 1M



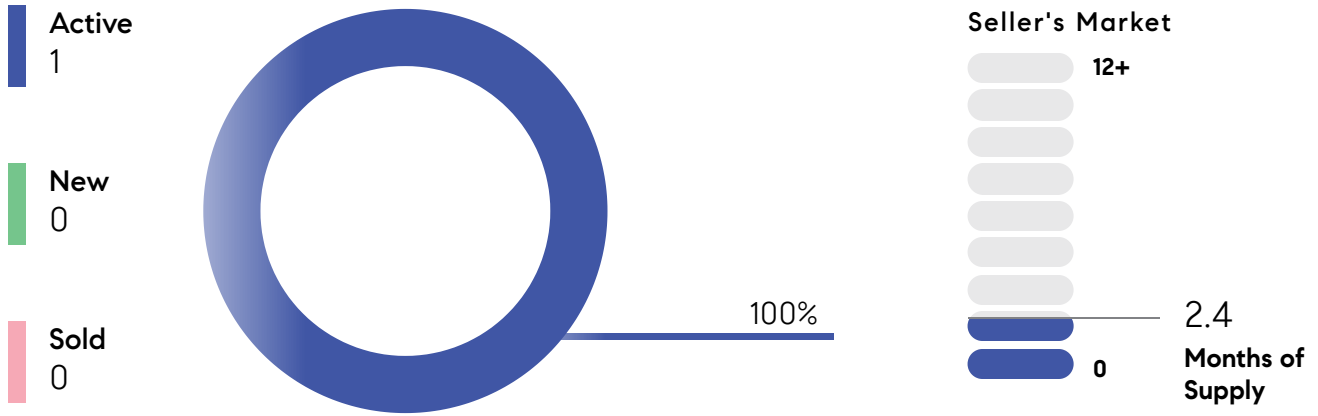
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$595,000	69	23.0%	\$137,000
YoY Change	-11.9%	21.1%	-61.4%	-66.0%

\*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.

# Ansley Park FEBRUARY 2022

## ATTACHED UNDER 1M



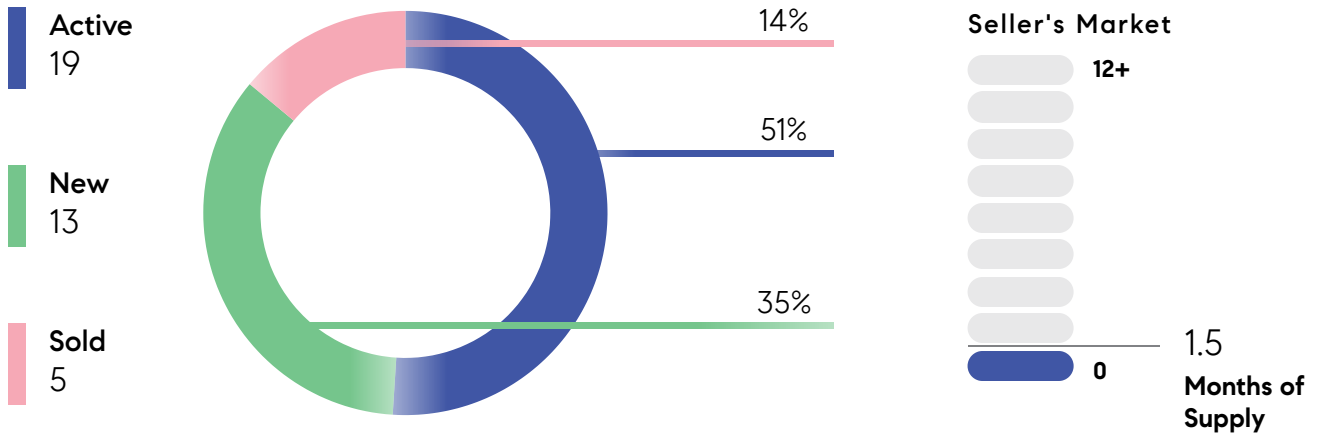
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	-	-	-	-
YoY Change	-	-	-	-

\*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.

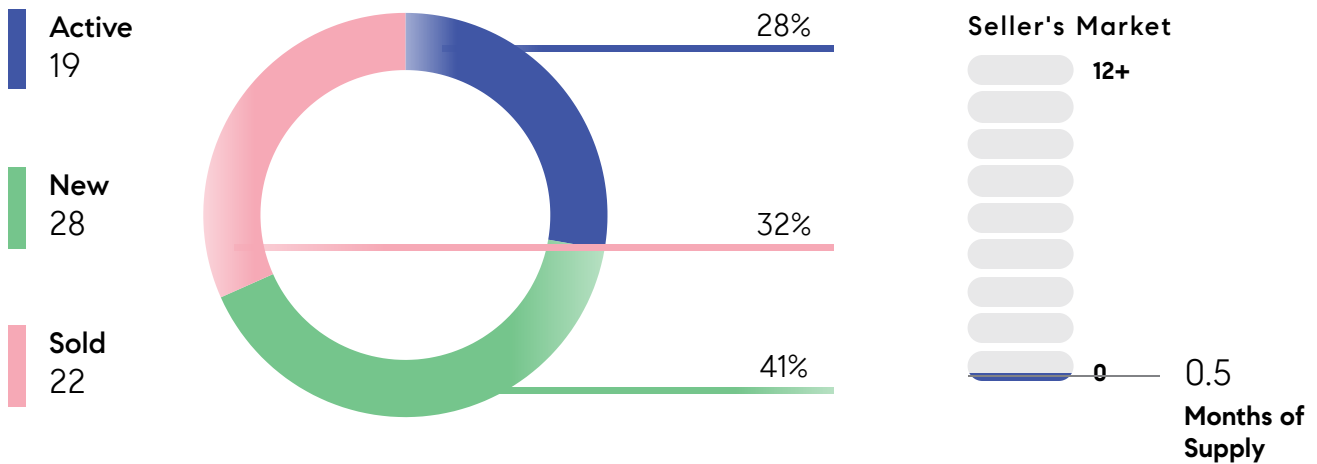
# Brookhaven FEBRUARY 2022

## DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$1,477,423	14	87.4%	\$1,291,800
YoY Change	5.8%	-84.1%	-0.2%	5.6%

## DETACHED UNDER 1M



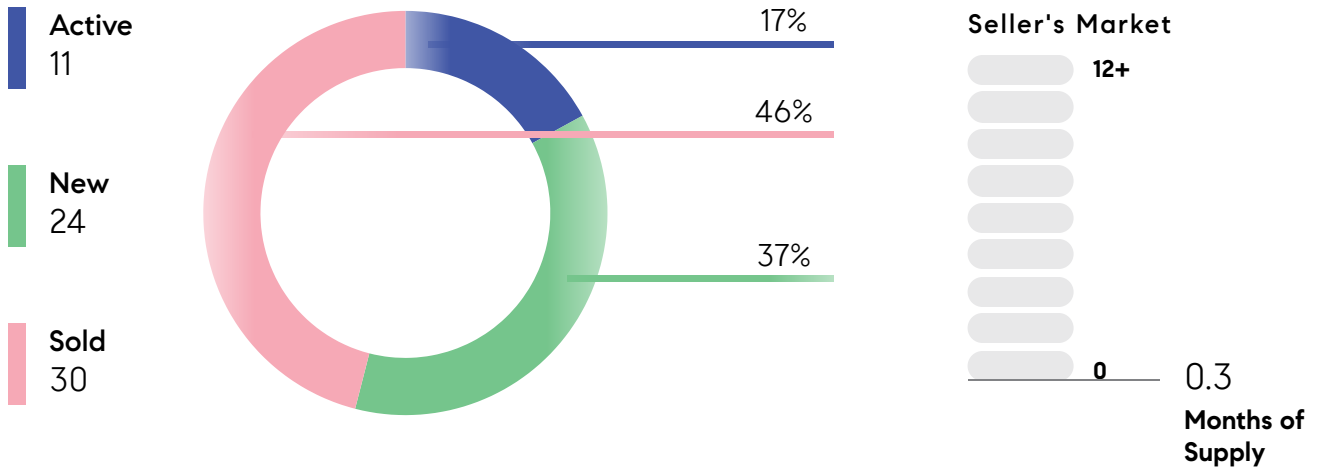
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$720,064	44	93.2%	\$671,186
YoY Change	10.4%	37.5%	-0.1%	10.2%

\*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.

# Brookhaven FEBRUARY 2022

## ATTACHED UNDER 1M



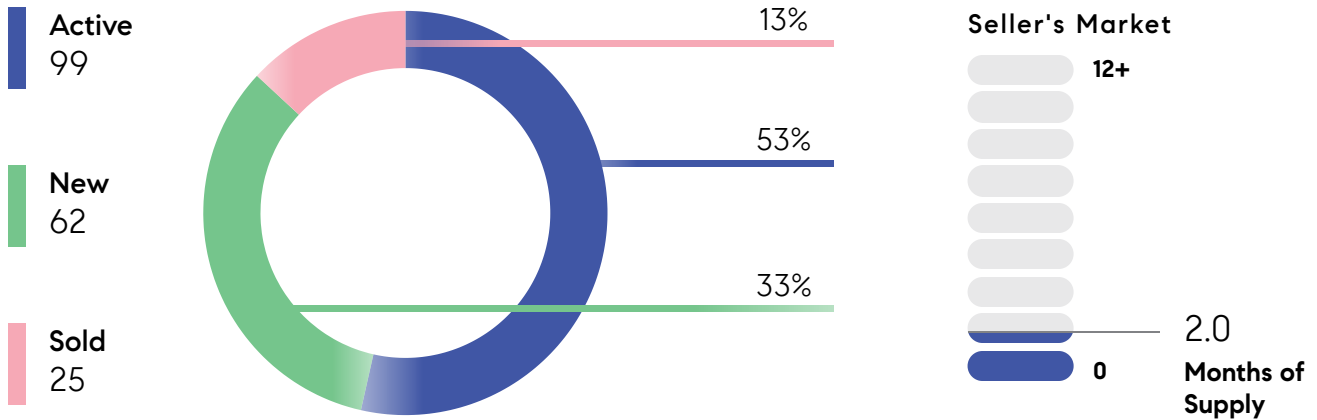
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$427,613	18	107.1%	\$457,762
YoY Change	-12.9%	-76.3%	40.5%	22.3%

\*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.

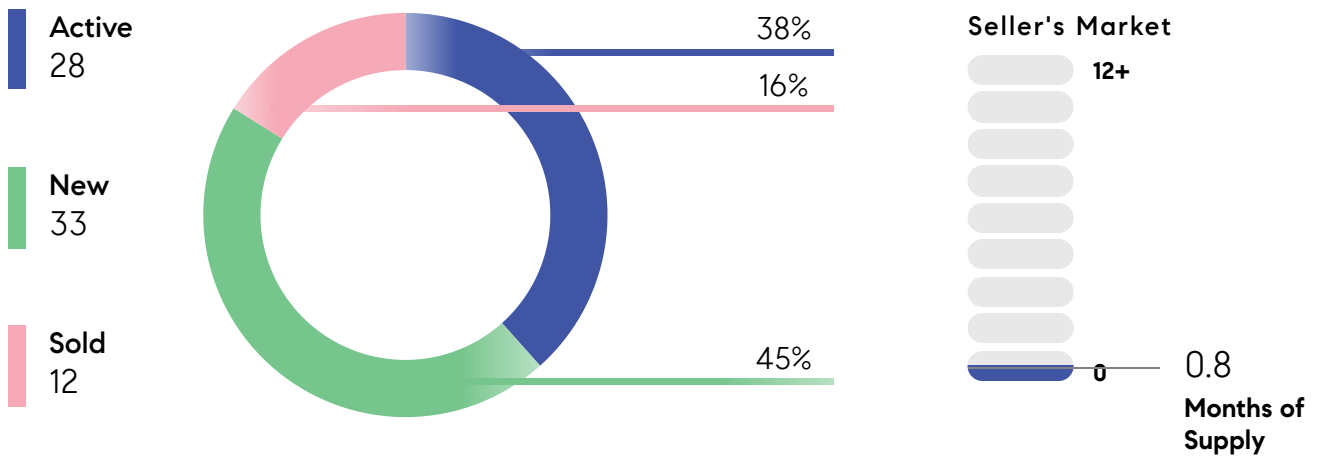
# Buckhead FEBRUARY 2022

## DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$2,962,952	55	68.4%	\$2,026,017
YoY Change	52.7%	-27.6%	-33.5%	1.5%

## DETACHED UNDER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$792,145	49	100.6%	\$797,163
YoY Change	5.6%	-51.0%	5.9%	11.9%

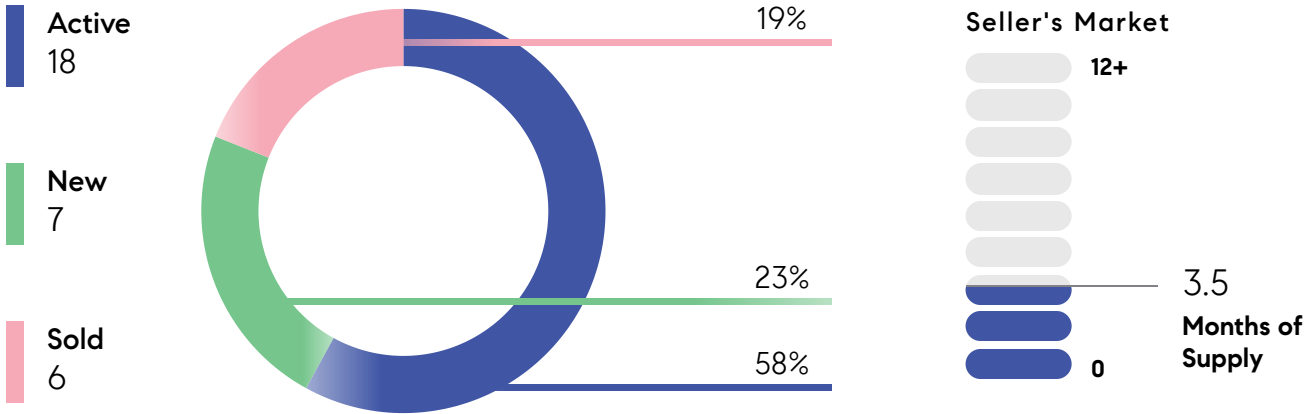
\*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

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



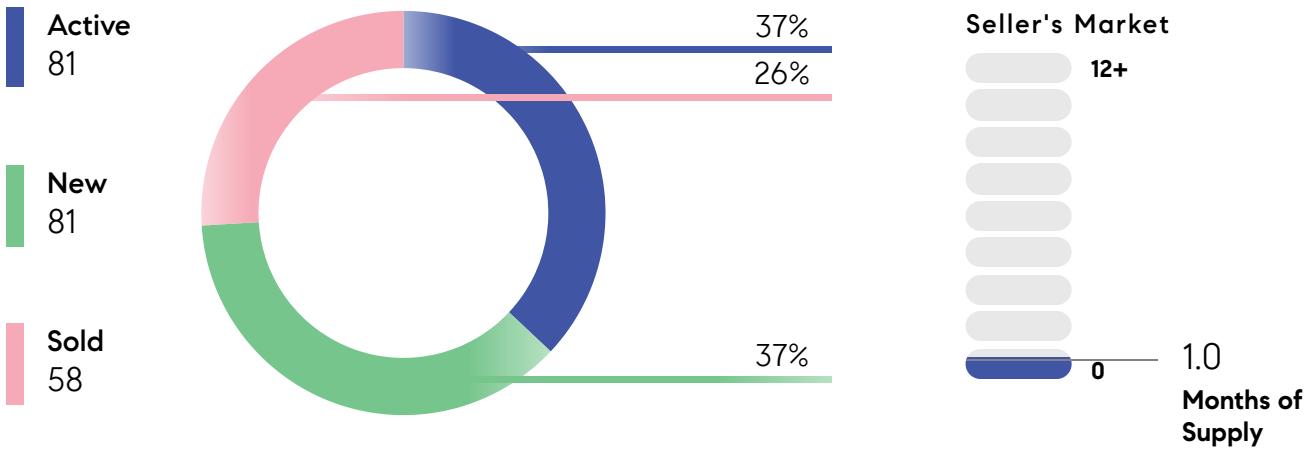
# Buckhead FEBRUARY 2022

## ATTACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$2,532,571	201	71.3%	\$1,806,667
YoY Change	43.2%	103.0%	-11.8%	26.2%

## ATTACHED UNDER 1M



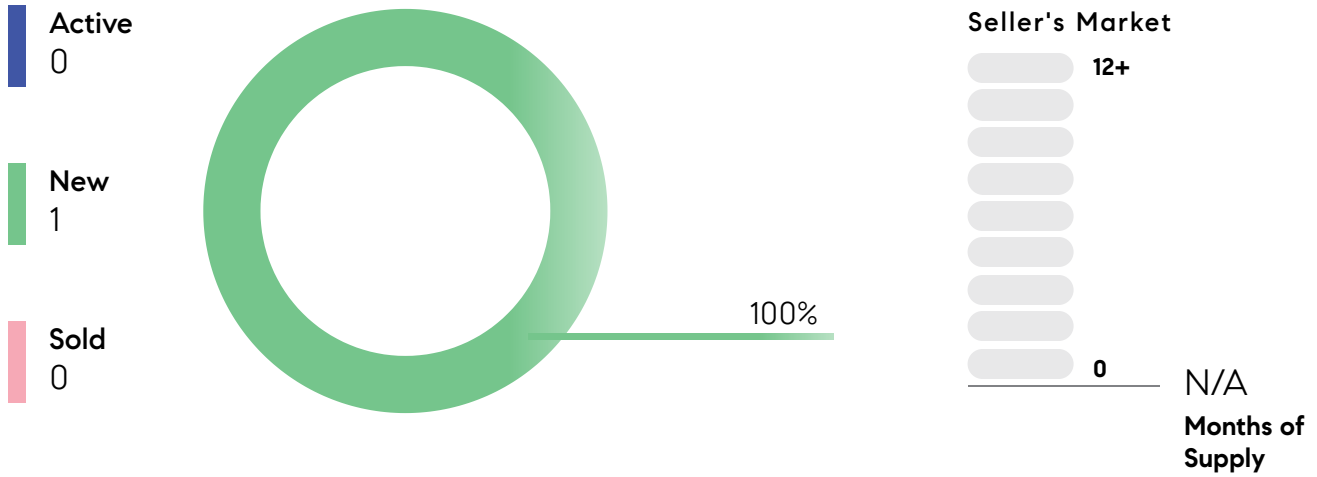
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$393,606	75	96.6%	\$380,353
YoY Change	15.5%	-1.3%	-2.1%	13.1%

\*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.

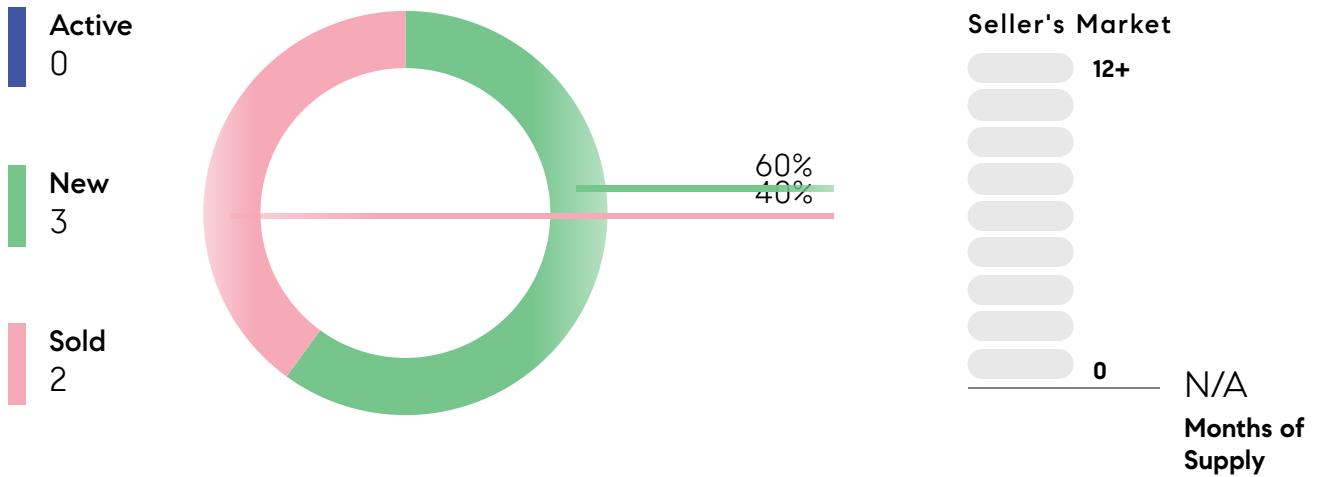
# Candler Park FEBRUARY 2022

## DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$1,175,000	-	-	-
YoY Change	4.4%	-	-	-

## DETACHED UNDER 1M



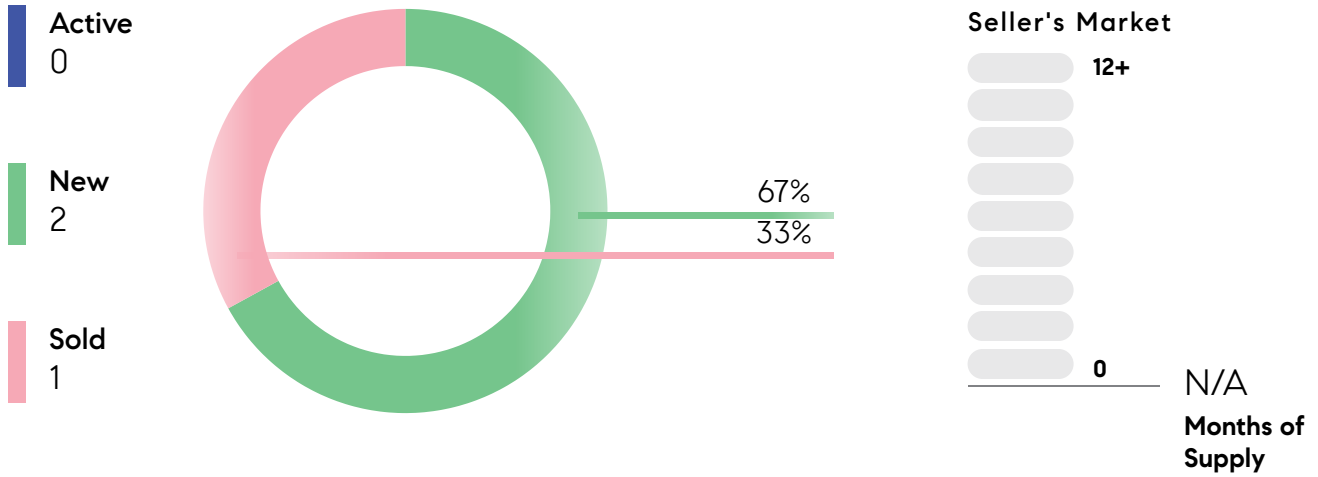
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$783,300	78	61.8%	\$484,250
YoY Change	3.4%	151.6%	-21.8%	-19.1%

\*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 FEBRUARY 2022

## ATTACHED UNDER 1M



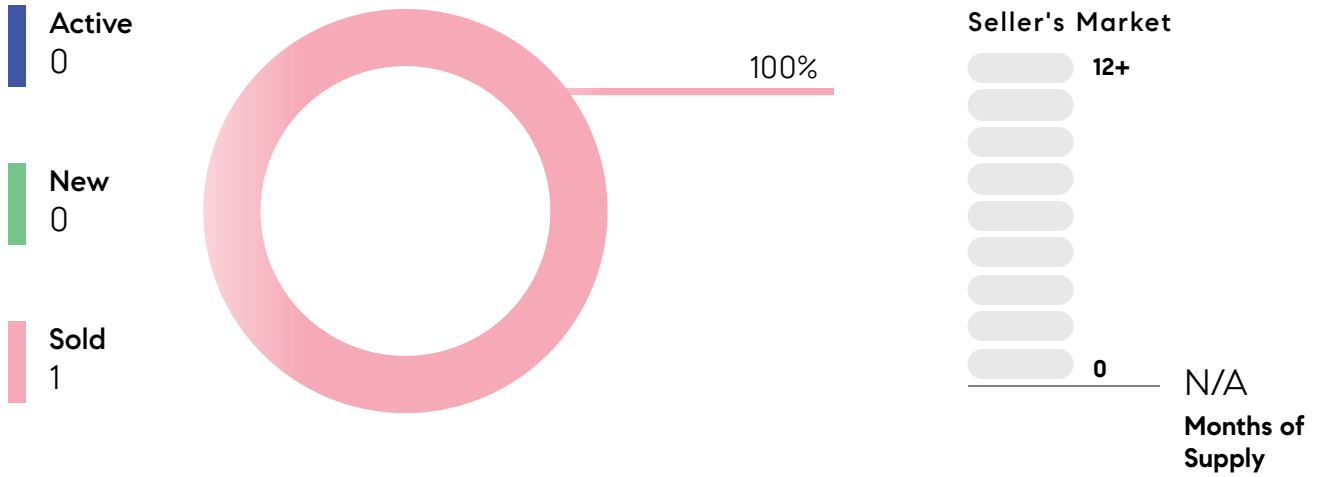
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$300,000	164	265.8%	\$797,500
YoY Change	29.4%	97.6%	201.0%	289.5%

\*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.

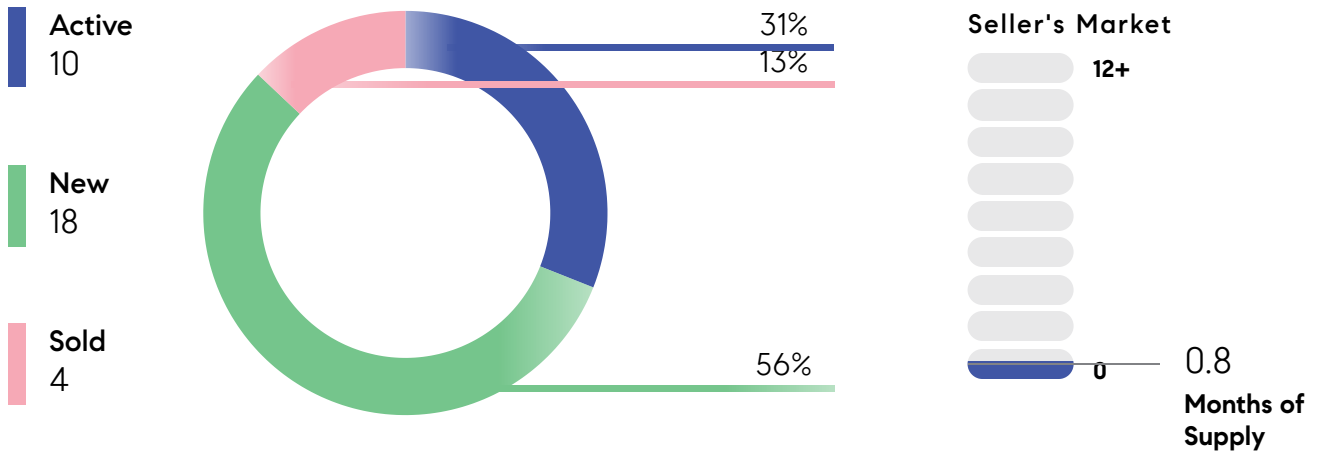
# Chamblee FEBRUARY 2022

## DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	-	6	-	\$1,265,000
YoY Change	-	-	-	-

## DETACHED UNDER 1M



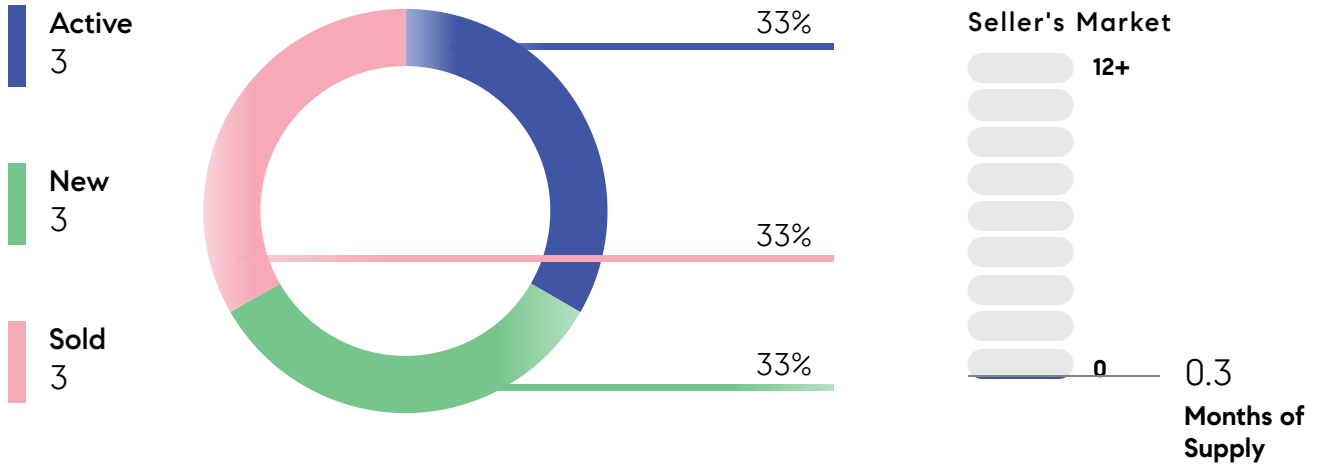
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$518,361	26	117.8%	\$610,375
YoY Change	10.5%	-31.6%	29.1%	42.7%

\*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.

# Chamblee FEBRUARY 2022

## ATTACHED UNDER 1M



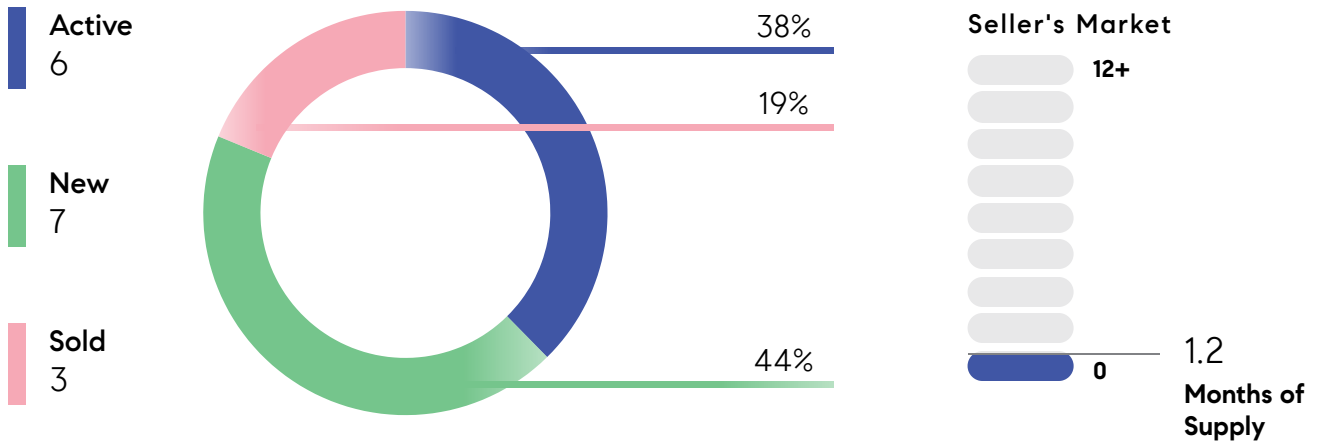
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$193,333	5	214.8%	\$415,333
YoY Change	-47.7%	-97.3%	88.3%	-1.5%

\*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.

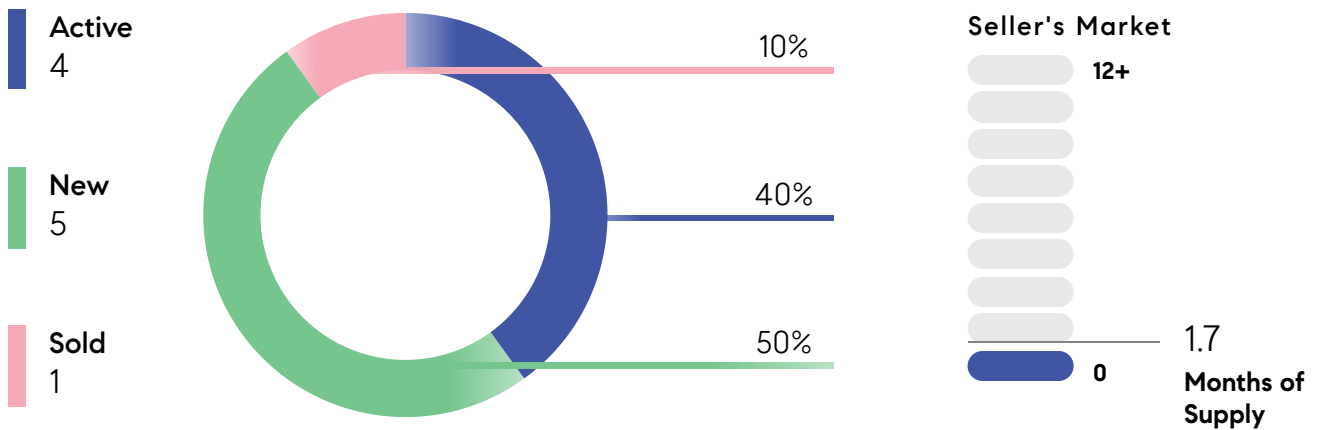
# Chastain Park FEBRUARY 2022

## DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$1,705,000	101	77.2%	\$1,316,667
YoY Change	-10.8%	18.8%	-40.2%	-46.6%

## DETACHED UNDER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$844,980	47	104.1%	\$880,000
YoY Change	16.6%	-79.5%	36.7%	59.4%

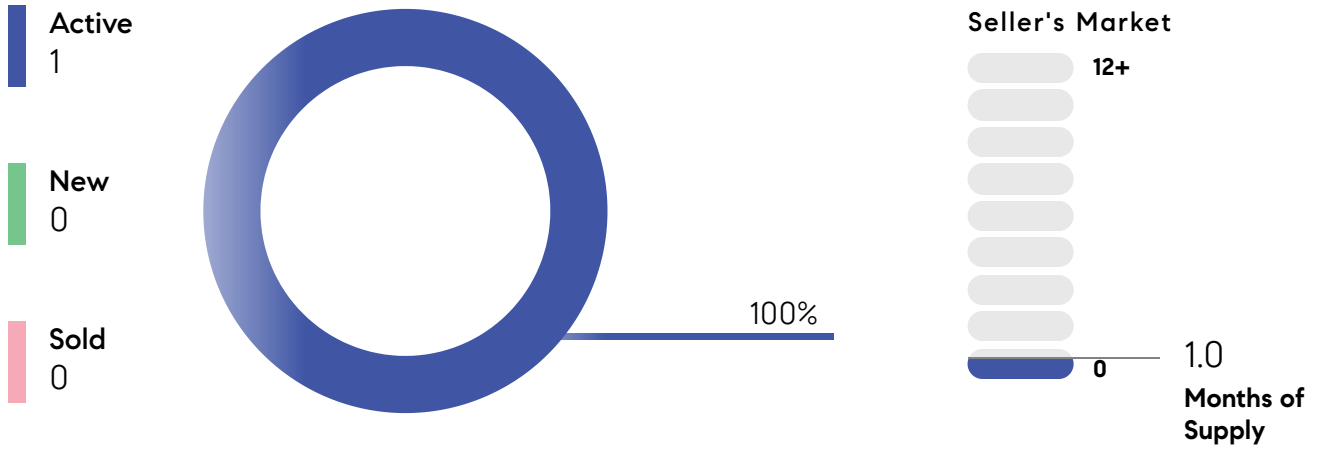
\*Graph Legend ■ Buyer's Market (Supply > Demand) ■ Seller's Market (Supply < Demand) ■ Balanced Market (Supply = Demand)

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



# Chastain Park FEBRUARY 2022

## ATTACHED UNDER 1M



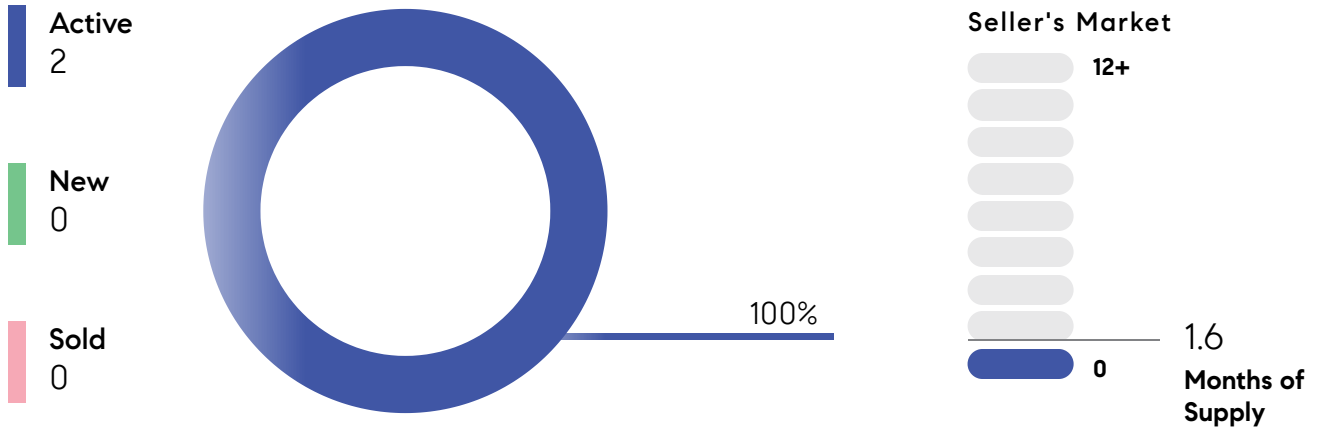
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	-	-	-	-
YoY Change	-	-	-	-

\*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.

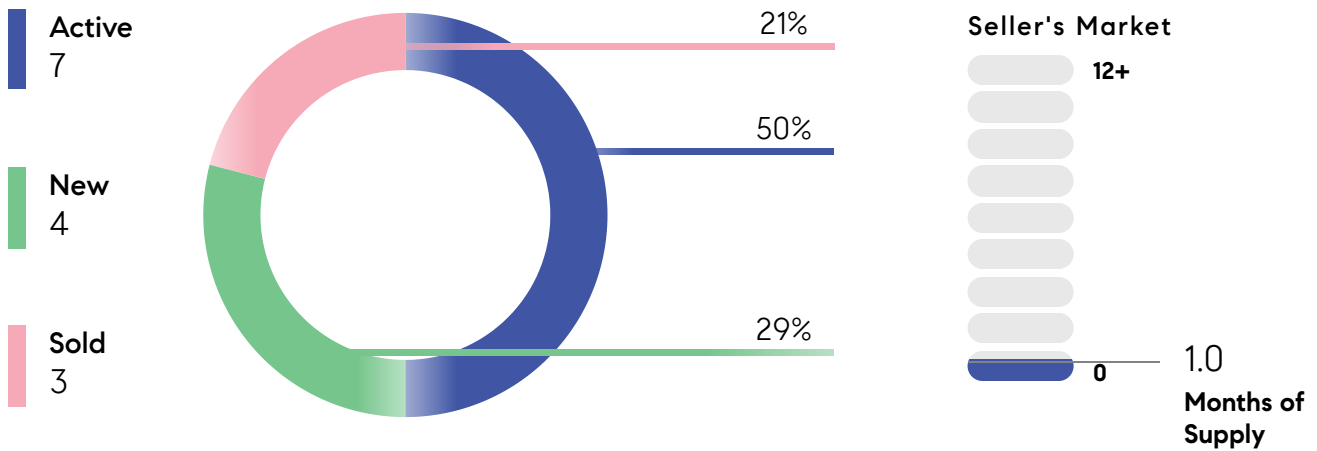
# Collier Hills FEBRUARY 2022

## DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	-	-	-	-
YoY Change	-	-	-	-

## DETACHED UNDER 1M



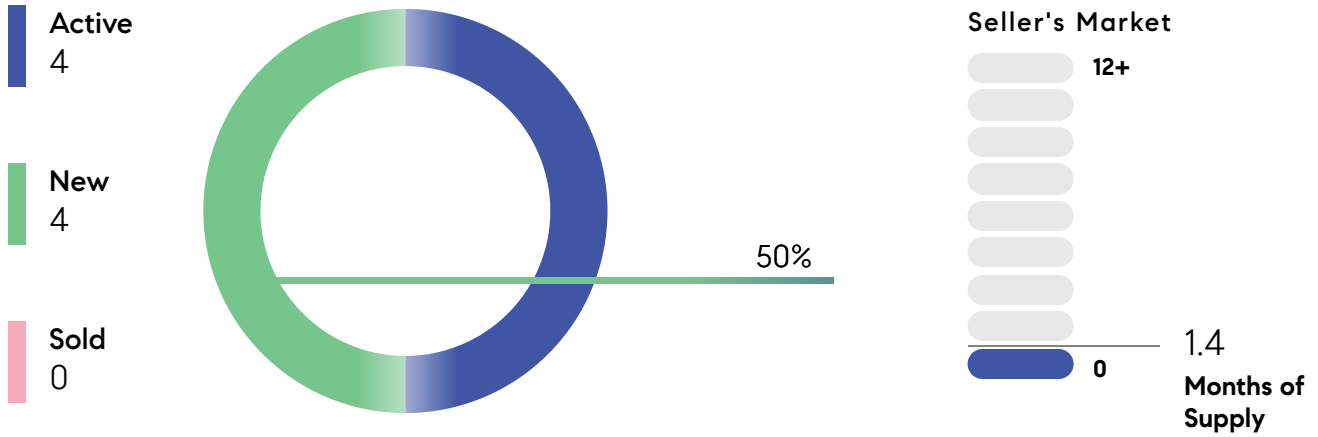
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$540,000	7	86.9%	\$469,000
YoY Change	-14.3%	-79.4%	62.3%	39.1%

\*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.

# Collier Hills FEBRUARY 2022

## ATTACHED UNDER 1M



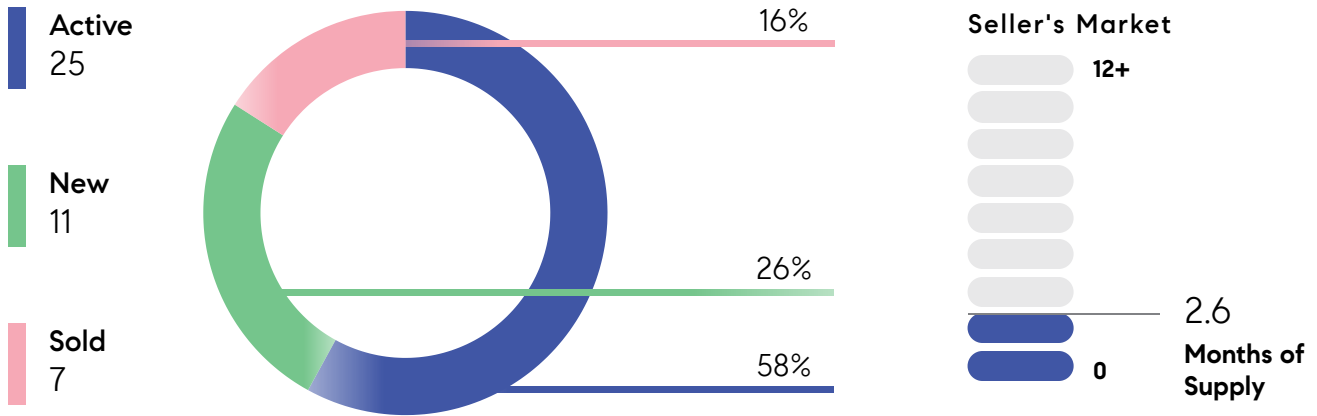
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$601,475	-	-	-
YoY Change	7.4%	-	-	-

\*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.

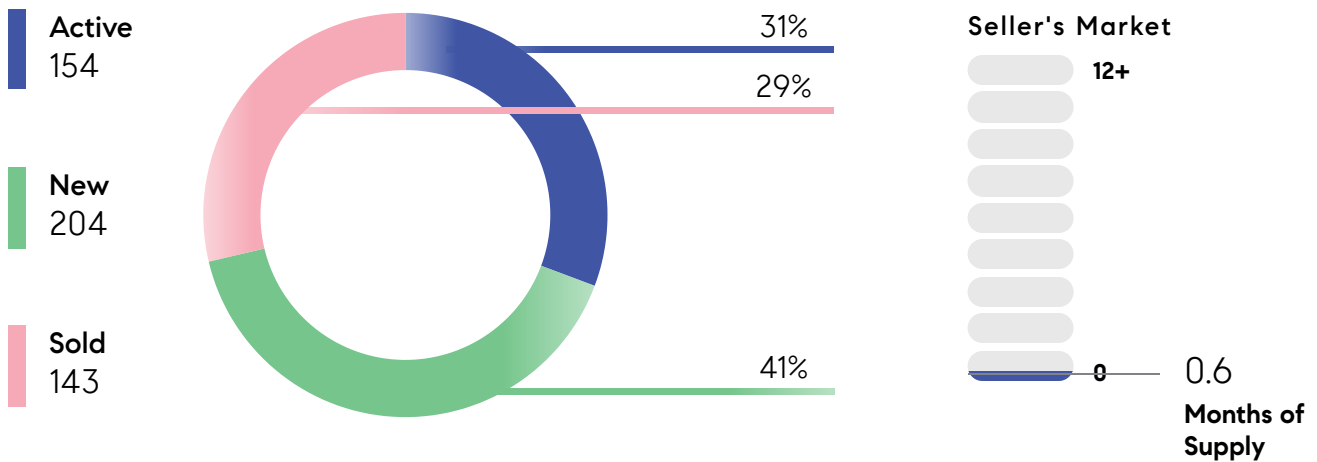
# Cumming FEBRUARY 2022

## DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$1,579,909	36	108.0%	\$1,706,429
YoY Change	-9.7%	-70.0%	52.0%	37.3%

## DETACHED UNDER 1M



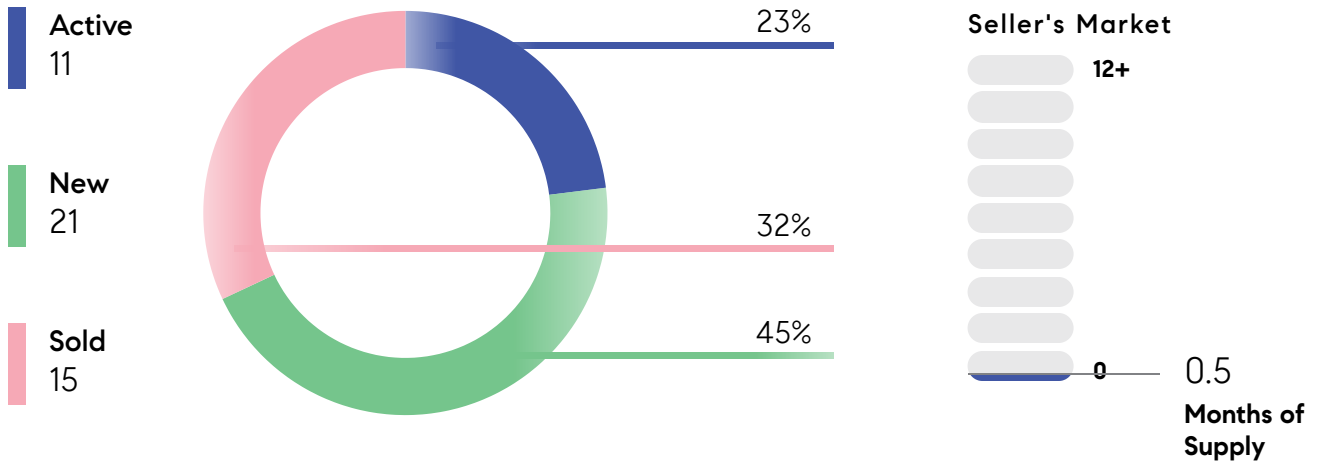
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$546,024	18	96.9%	\$529,032
YoY Change	19.8%	-52.6%	4.8%	25.5%

\*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 FEBRUARY 2022

## ATTACHED UNDER 1M



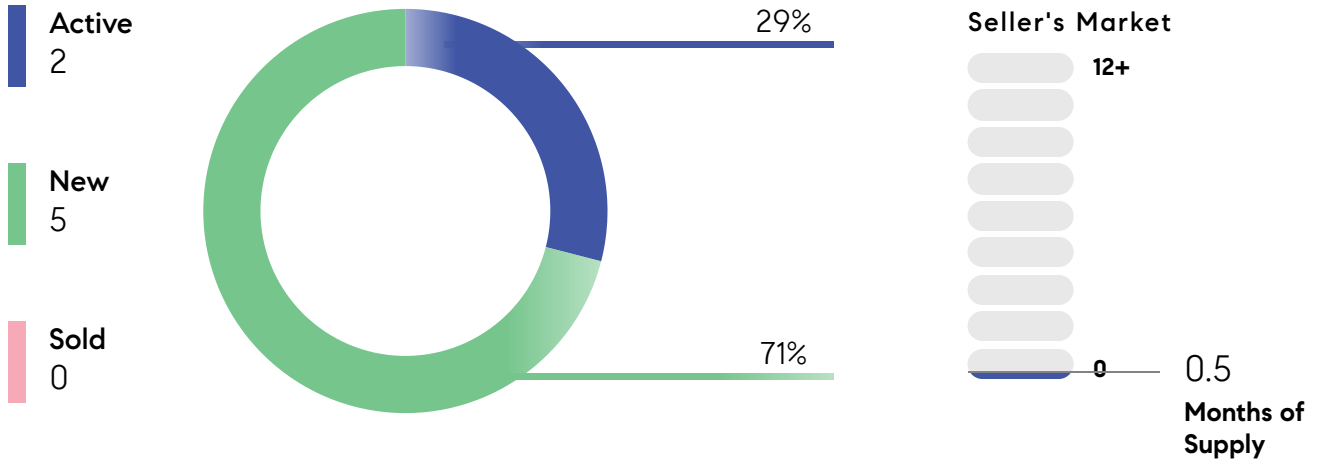
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$388,420	8	96.3%	\$374,027
YoY Change	20.0%	-77.8%	1.6%	21.9%

\*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.

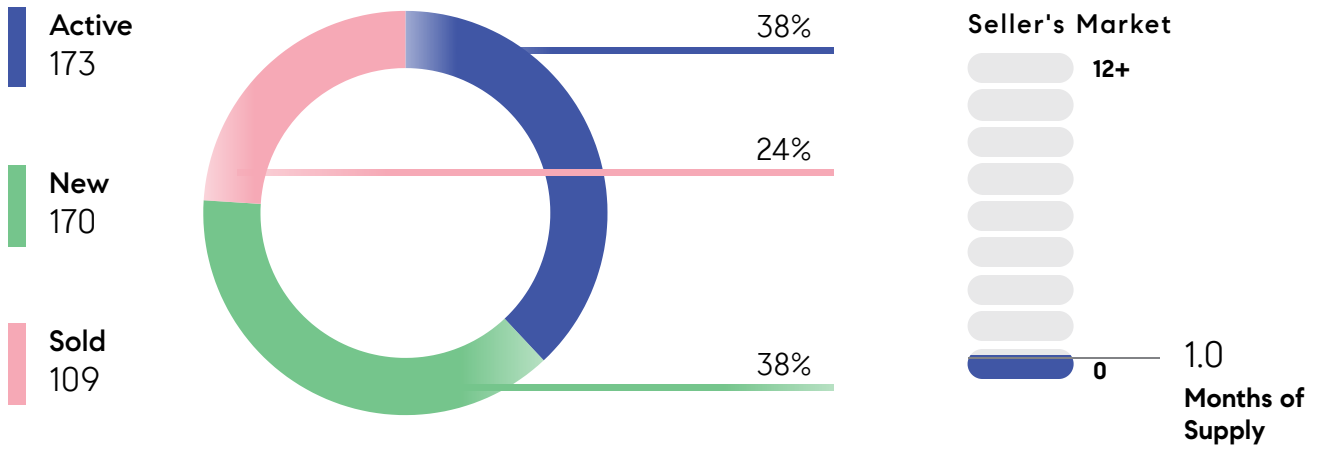
# Decatur FEBRUARY 2022

## DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$1,219,200	-	-	-
YoY Change	-8.6%	-	-	-

## DETACHED UNDER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$373,619	26	103.2%	\$385,555
YoY Change	9.2%	-38.1%	5.8%	15.5%

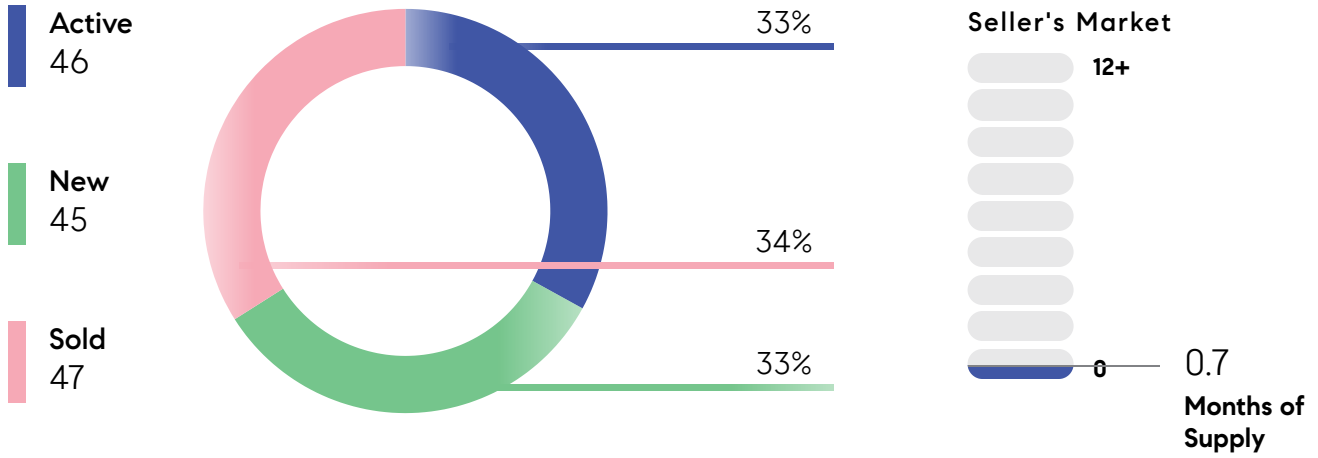
\*Graph Legend ■ Buyer's Market (Supply > Demand) ■ Seller's Market (Supply < Demand) ■ Balanced Market (Supply = Demand)

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



# Decatur FEBRUARY 2022

## ATTACHED UNDER 1M



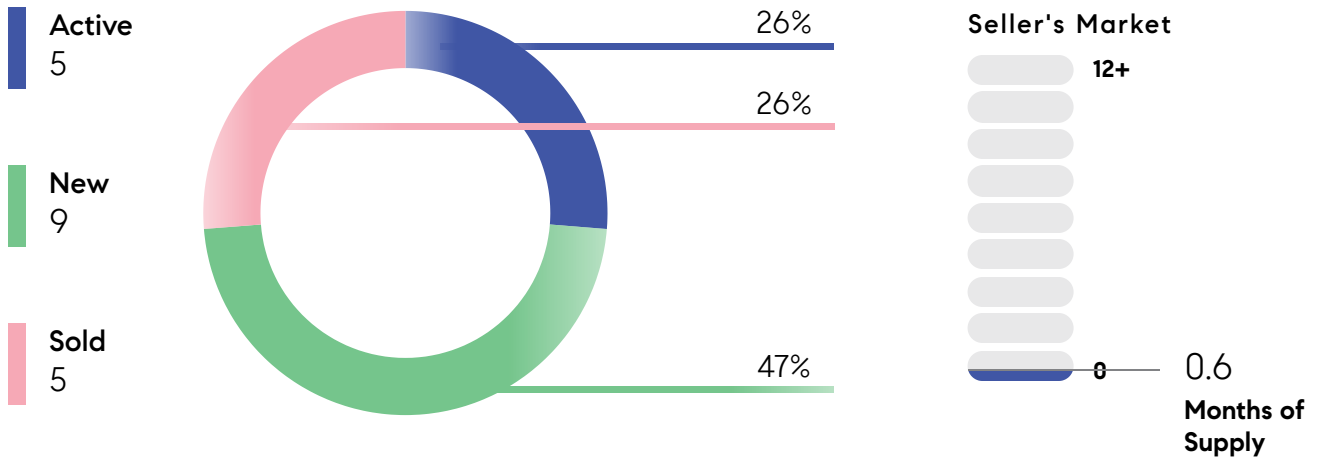
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$231,688	37	129.2%	\$299,297
YoY Change	-26.8%	-41.3%	79.9%	31.7%

\*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.

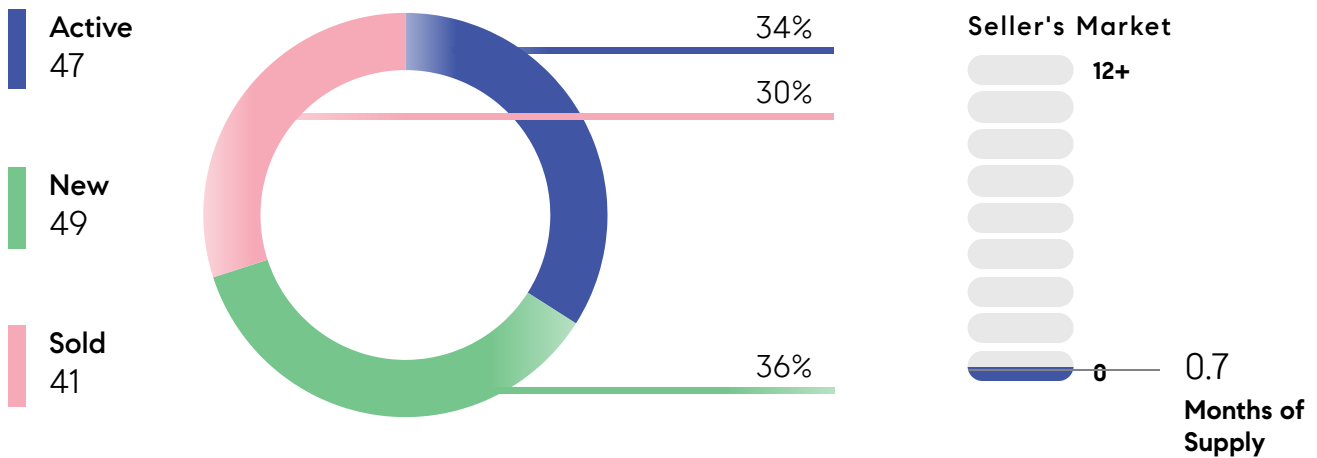
# Duluth FEBRUARY 2022

## DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$1,561,000	3	75.6%	\$1,179,640
YoY Change	15.8%	-93.2%	-25.8%	-14.1%

## DETACHED UNDER 1M



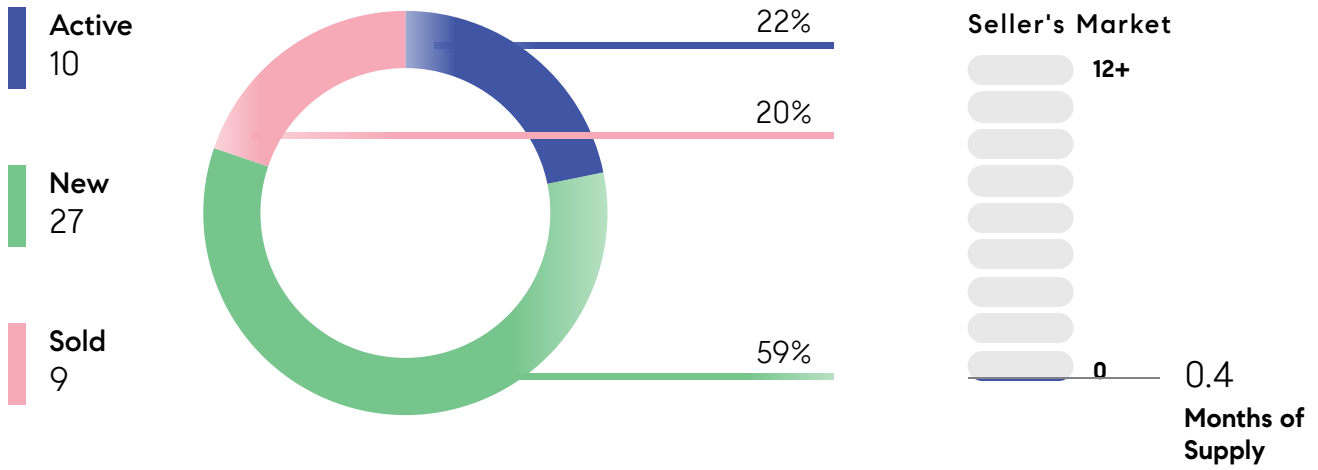
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$490,957	22	89.0%	\$436,768
YoY Change	14.0%	-21.4%	-12.3%	-0.1%

\*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.

# Duluth FEBRUARY 2022

## ATTACHED UNDER 1M



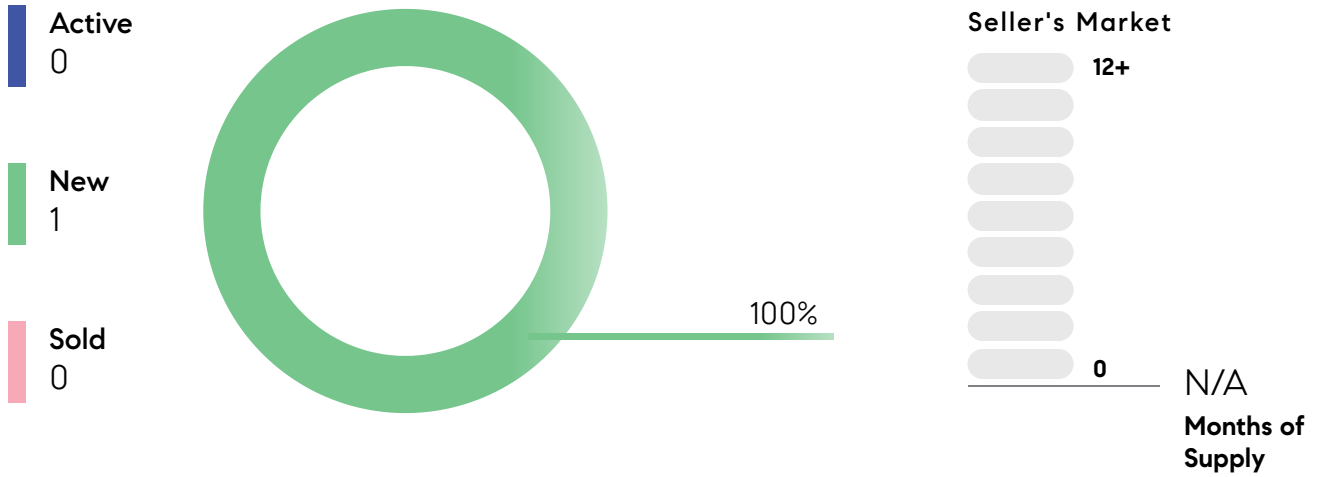
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$296,489	10	108.6%	\$321,889
YoY Change	-3.0%	-73.7%	48.2%	43.8%

\*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.

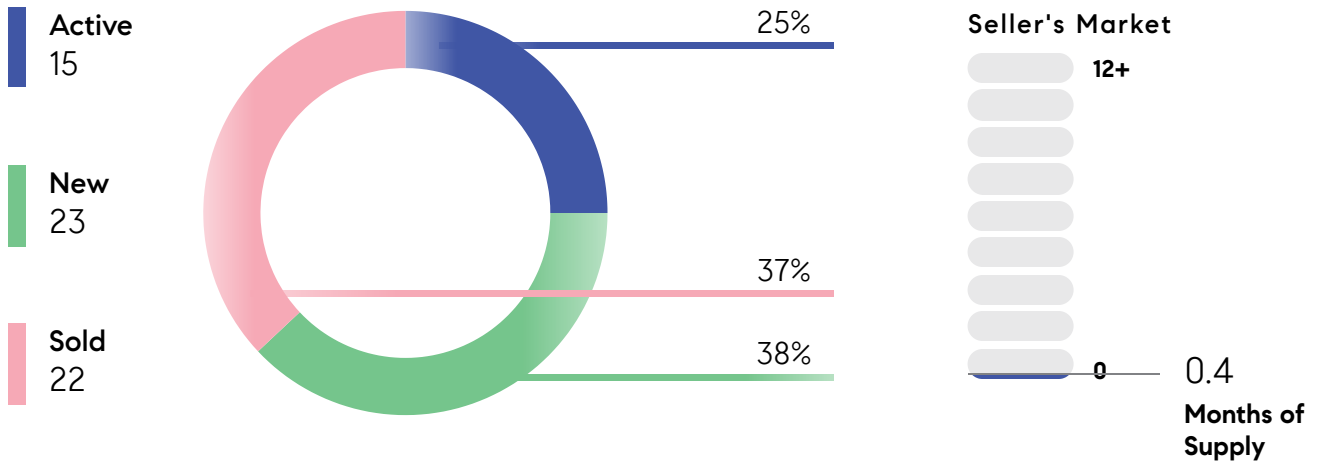
# Dunwoody FEBRUARY 2022

## DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$1,025,000	-	-	-
YoY Change	-1.3%	-	-	-

## DETACHED UNDER 1M



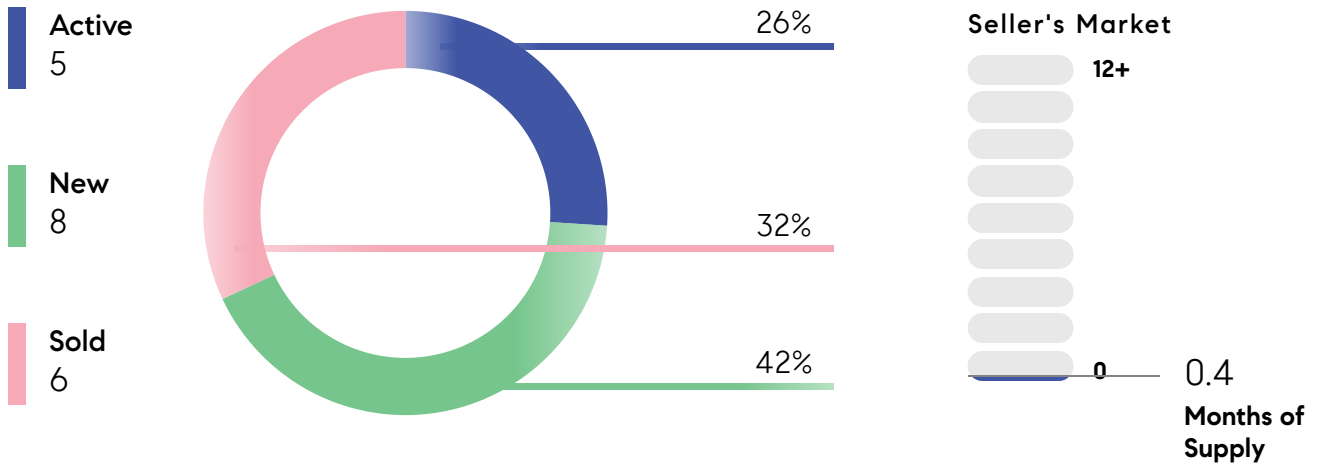
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$645,809	17	106.0%	\$684,725
YoY Change	5.1%	-29.2%	16.7%	22.6%

\*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.

# Dunwoody FEBRUARY 2022

## ATTACHED UNDER 1M



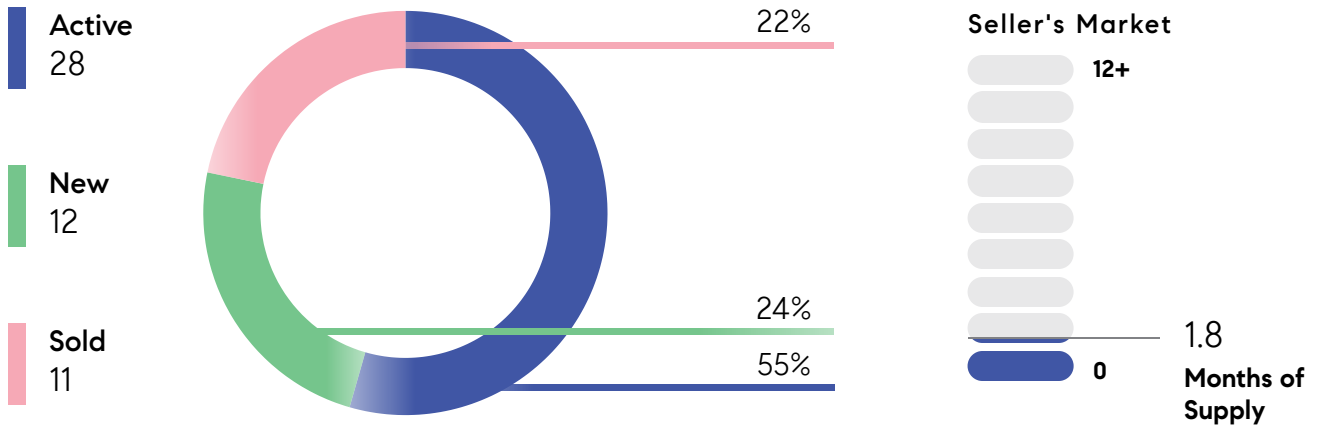
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$399,225	3	113.9%	\$454,650
YoY Change	12.4%	-95.9%	14.6%	28.7%

\*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.

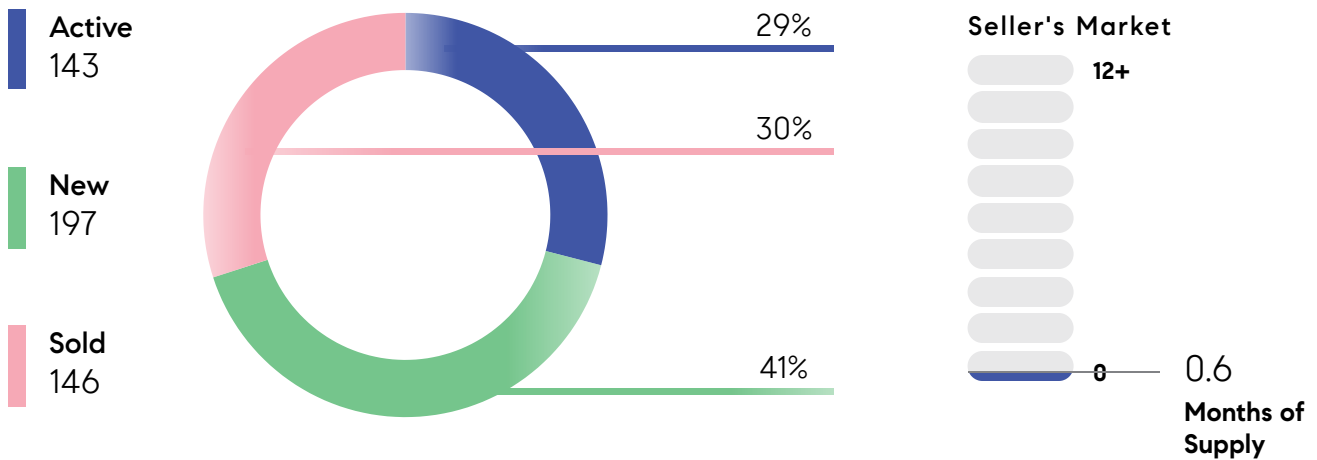
# East Cobb FEBRUARY 2022

## DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$1,597,333	105	92.4%	\$1,475,477
YoY Change	16.6%	8.2%	-5.3%	10.5%

## DETACHED UNDER 1M



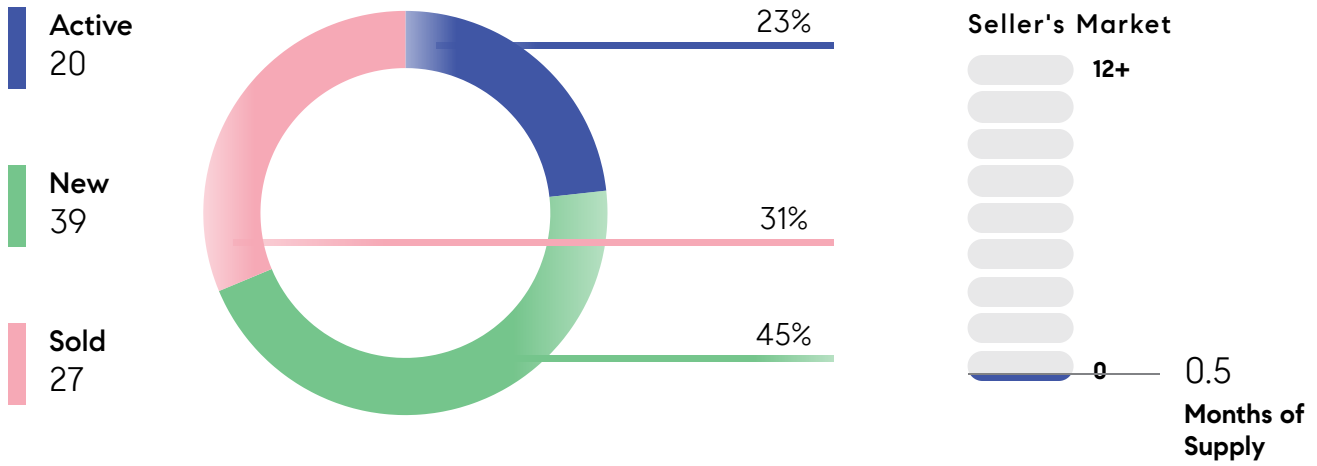
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$496,757	26	99.9%	\$496,332
YoY Change	10.5%	-25.7%	9.0%	20.4%

\*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.

# East Cobb FEBRUARY 2022

## ATTACHED UNDER 1M



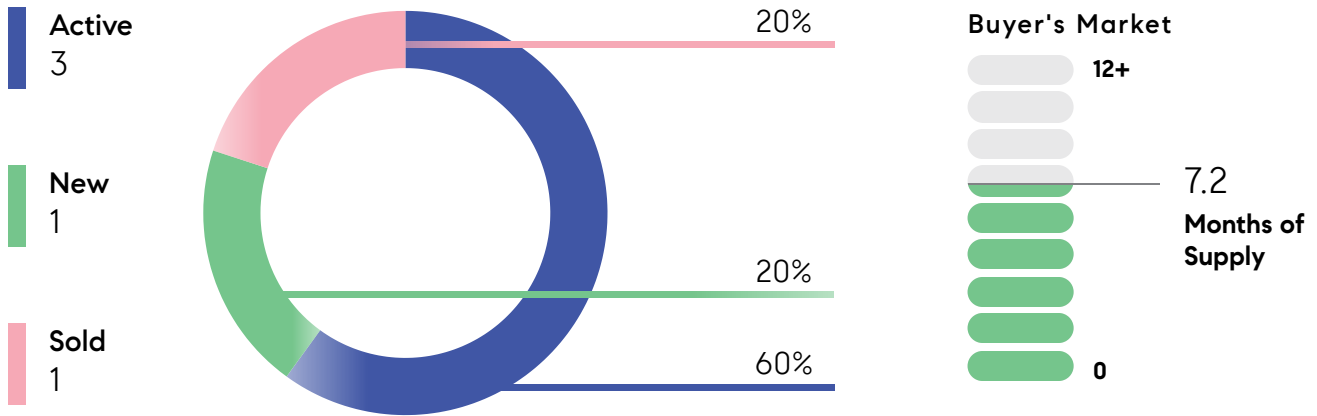
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$360,738	12	70.4%	\$253,956
YoY Change	24.2%	-52.0%	-18.5%	1.2%

\*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.

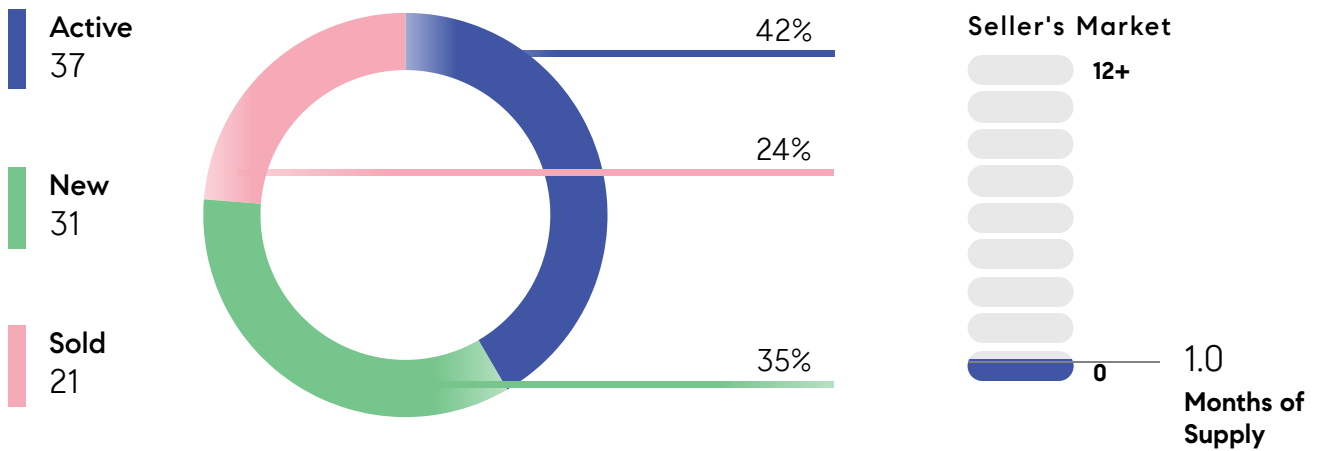
# East Lake/Edgewood/Kirkwood FEBRUARY 2022

## DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$1,199,000	1	93.8%	\$1,125,000
YoY Change	-	-	-	-

## DETACHED UNDER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$505,329	26	101.9%	\$514,994
YoY Change	18.2%	-44.7%	2.7%	21.4%

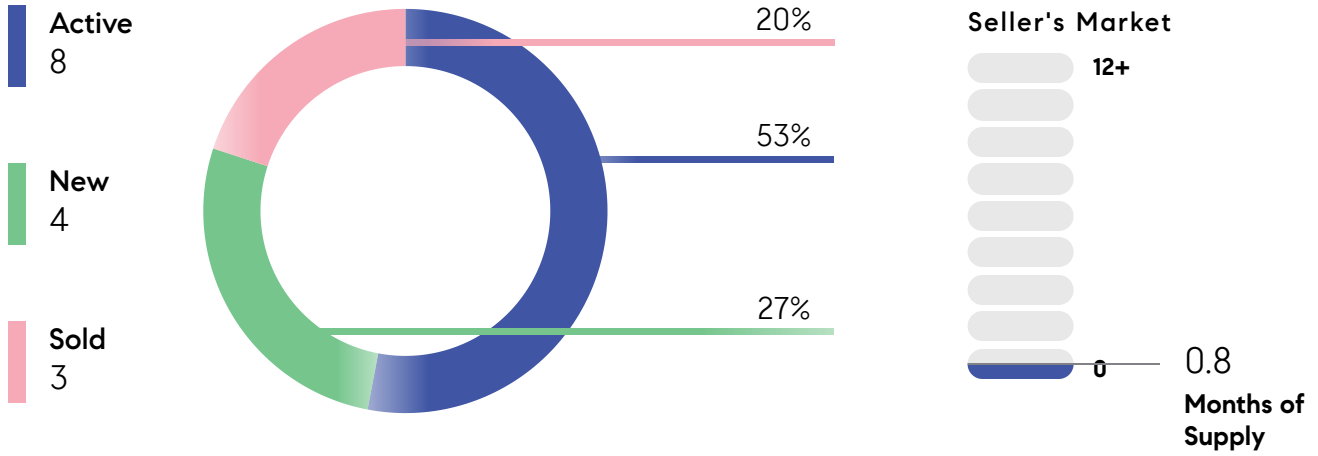
\*Graph Legend ■ Buyer's Market (Supply > Demand) ■ Seller's Market (Supply < Demand) ■ Balanced Market (Supply = Demand)

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



# East Lake/Edgewood/Kirkwood FEBRUARY 2022

## ATTACHED UNDER 1M



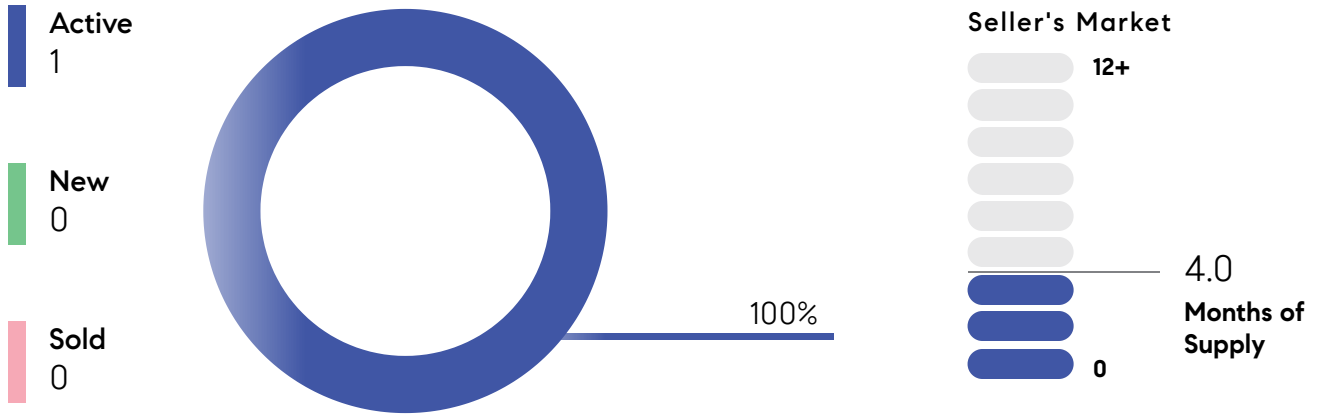
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$358,475	20	116.8%	\$418,870
YoY Change	-7.4%	-47.4%	353.6%	319.9%

\*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.

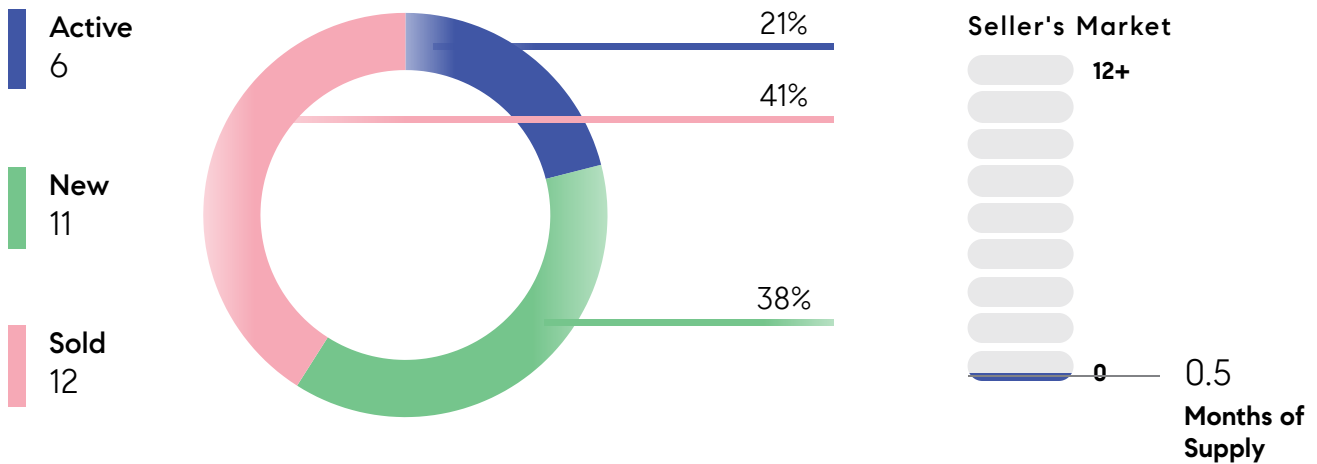
# Grant Park FEBRUARY 2022

## DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	-	-	-	-
YoY Change	-	-	-	-

## DETACHED UNDER 1M



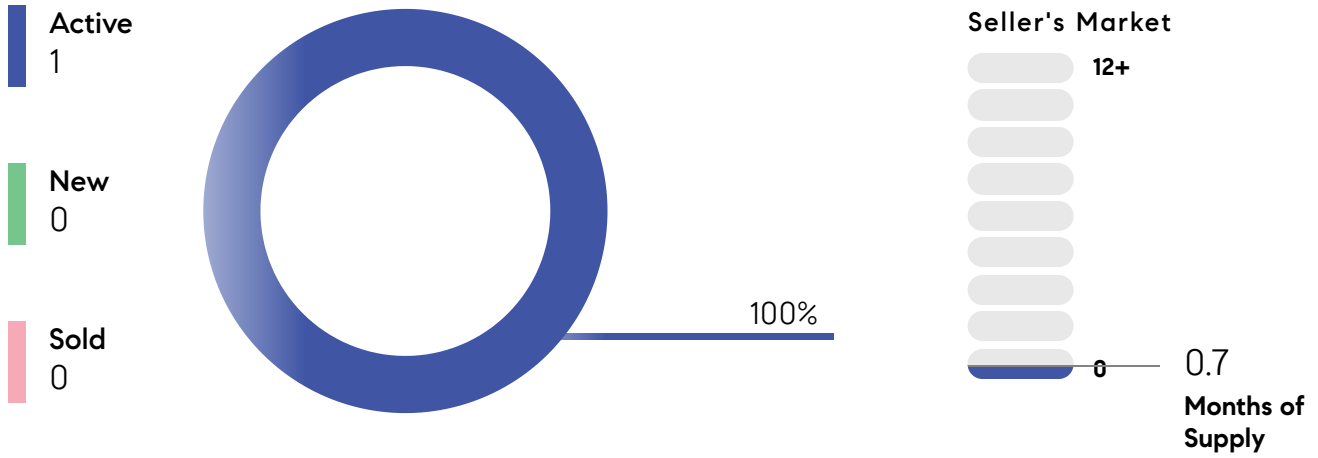
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$607,536	21	103.2%	\$627,058
YoY Change	15.0%	-65.0%	-1.0%	13.8%

\*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.

# Grant Park FEBRUARY 2022

## ATTACHED UNDER 1M



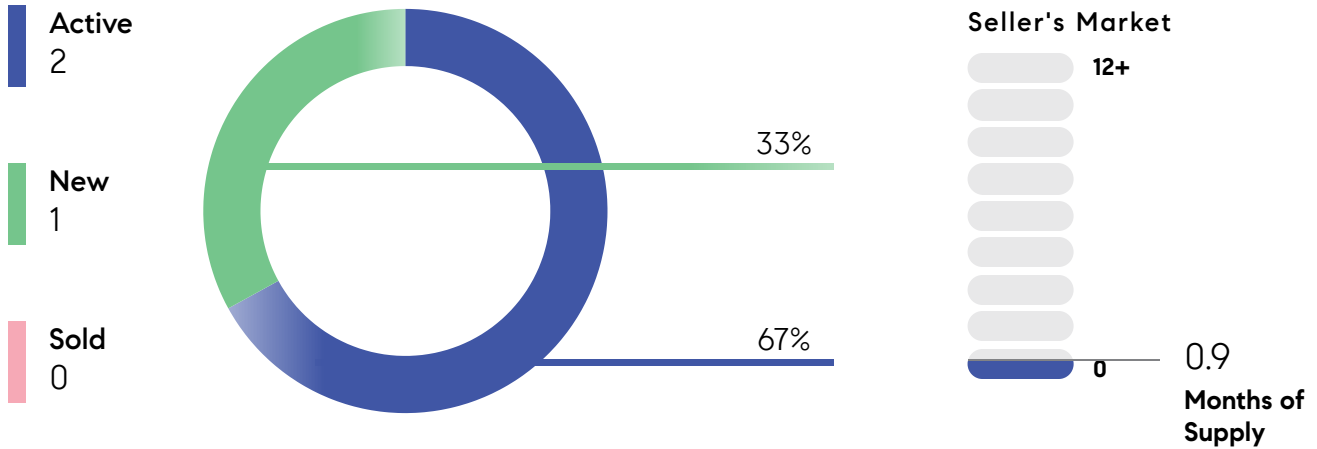
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	-	-	-	-
YoY Change	-	-	-	-

\*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.

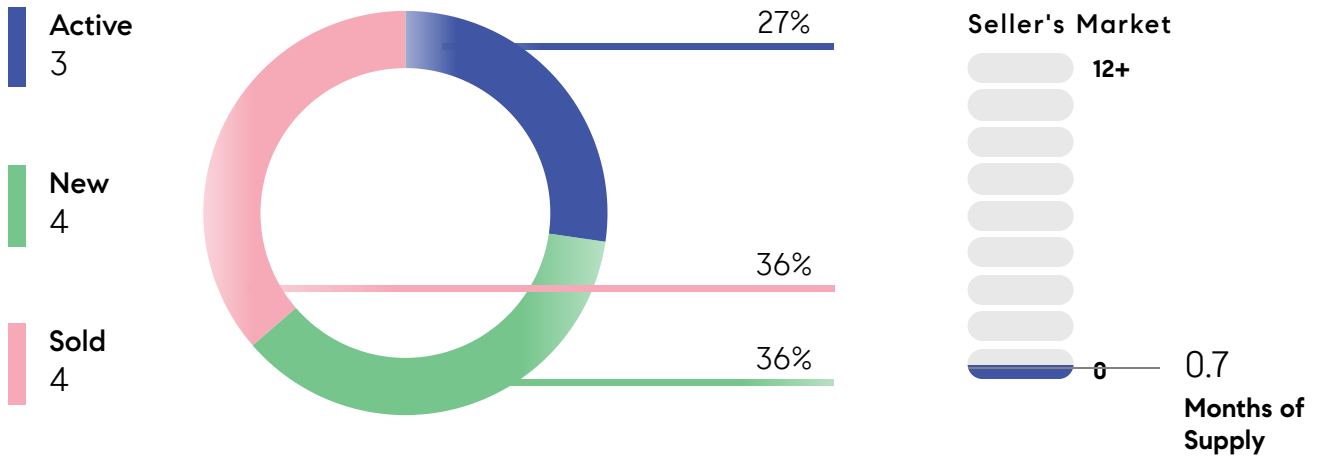
# Inman Park & Old Fourth Ward FEBRUARY 2022

## DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$1,395,000	-	-	-
YoY Change	25.1%	-	-	-

## DETACHED UNDER 1M



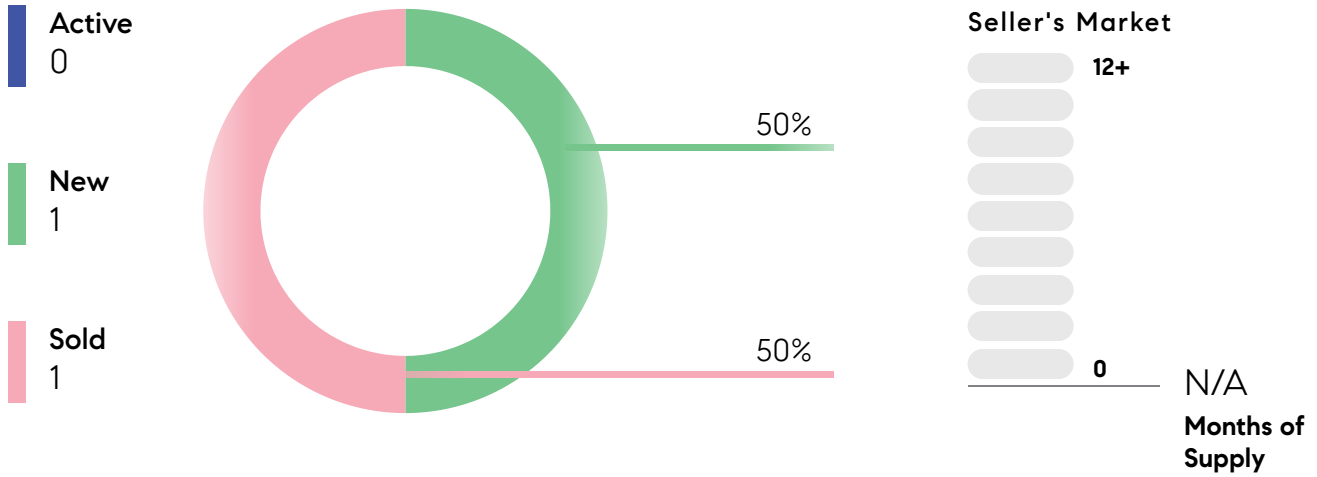
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$576,250	59	125.8%	\$725,000
YoY Change	-24.4%	-44.9%	41.0%	6.6%

\*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.

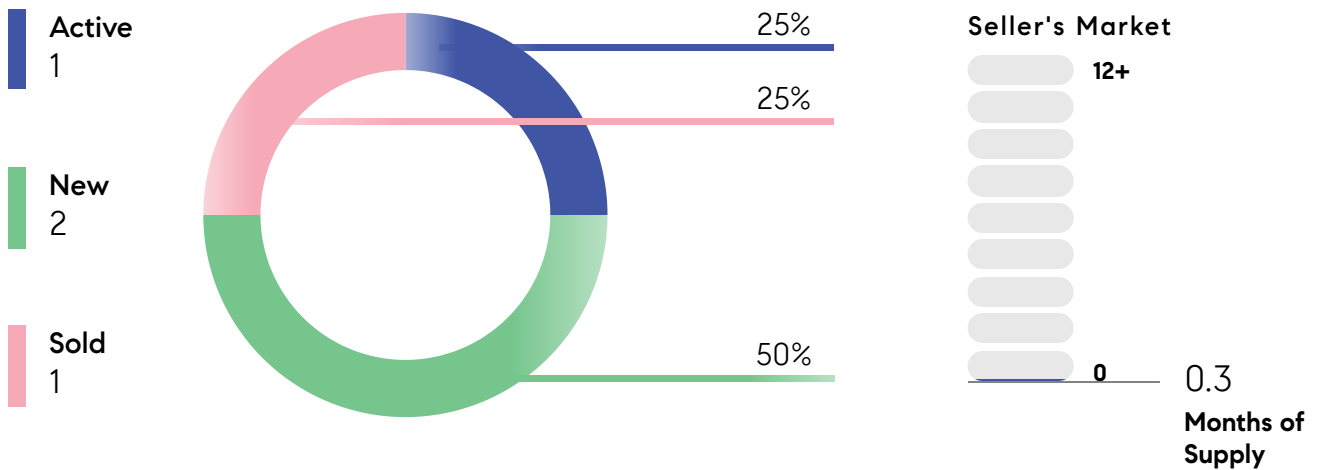
# Inman Park & Old Fourth Ward FEBRUARY 2022

## ATTACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$1,175,000	1	100.0%	\$1,175,000
YoY Change	2.2%	-	-	-

## ATTACHED UNDER 1M



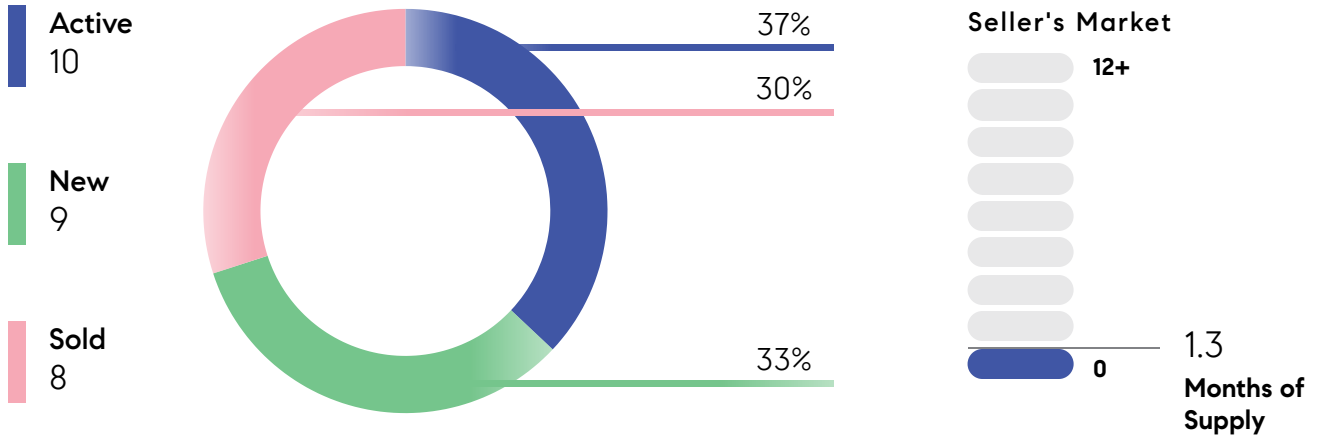
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$647,450	52	35.1%	\$227,000
YoY Change	30.6%	-37.3%	-75.9%	-68.5%

\*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.

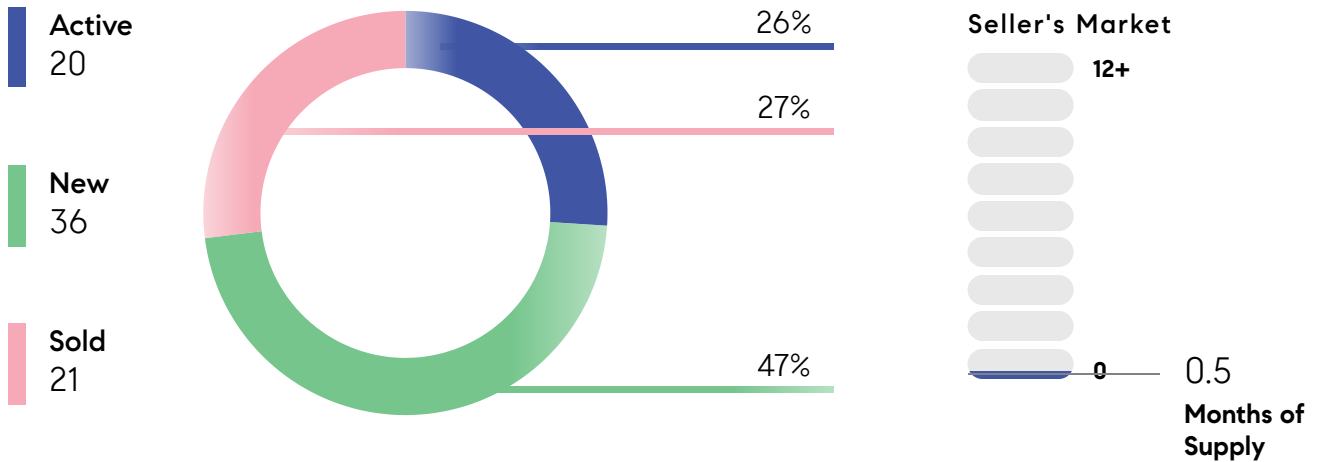
# Johns Creek FEBRUARY 2022

## DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$1,972,778	47	70.3%	\$1,386,213
YoY Change	45.3%	-7.8%	-28.1%	4.4%

## DETACHED UNDER 1M



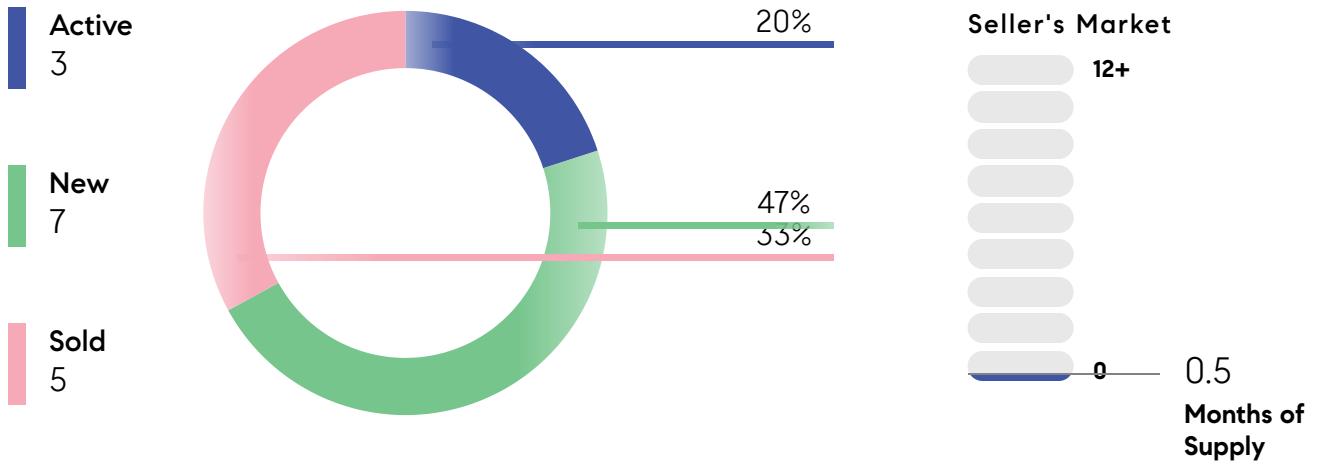
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$734,011	16	94.0%	\$690,078
YoY Change	21.6%	-55.6%	-7.2%	12.9%

\*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.

# Johns Creek FEBRUARY 2022

## ATTACHED UNDER 1M



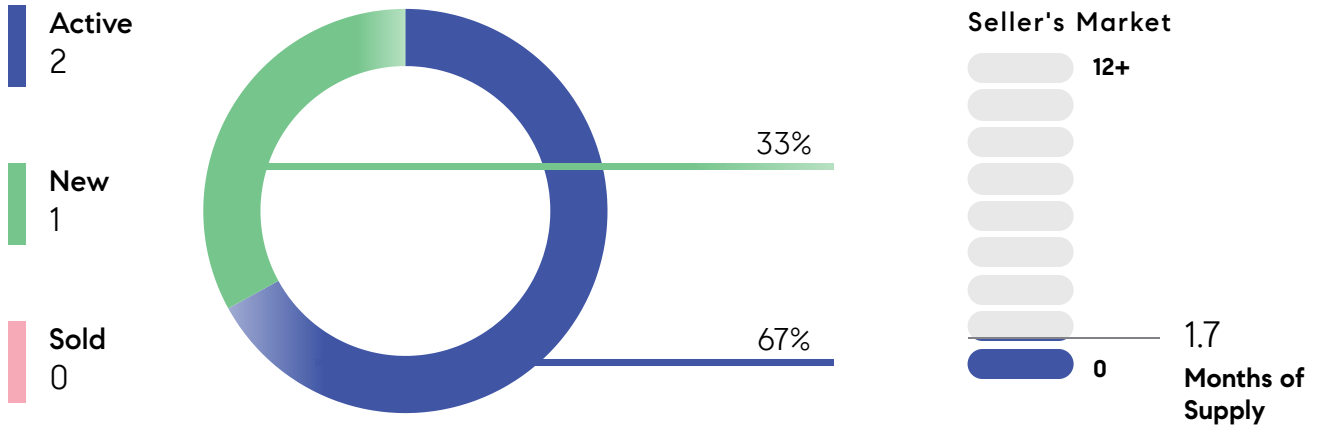
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$415,429	18	113.3%	\$470,800
YoY Change	4.9%	350.0%	173.7%	187.1%

\*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.

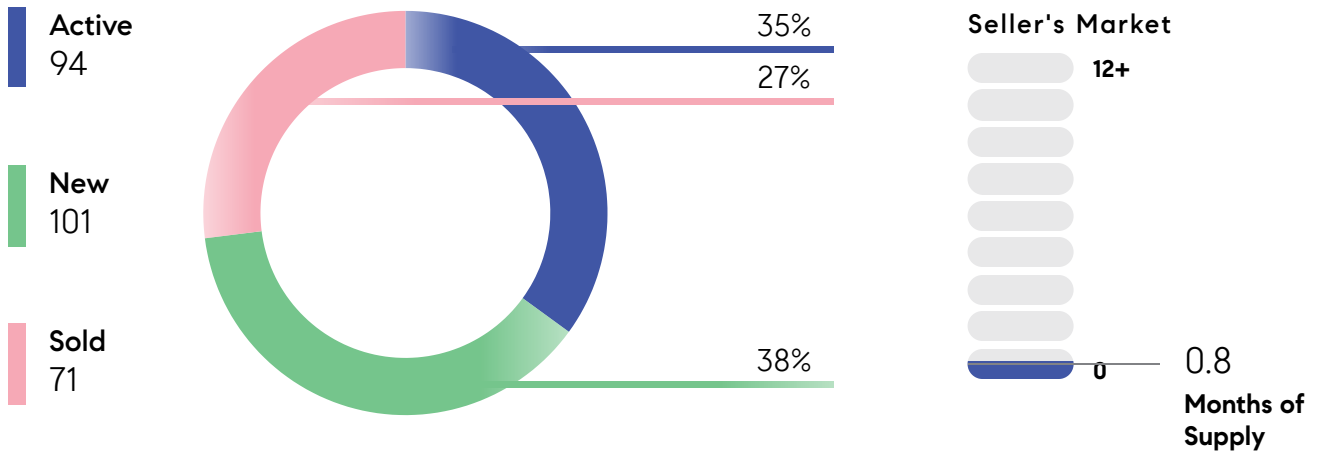
# Kennesaw FEBRUARY 2022

## DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$1,395,000	-	-	-
YoY Change	-	-	-	-

## DETACHED UNDER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$450,945	28	91.6%	\$412,975
YoY Change	19.4%	-17.6%	-3.8%	14.8%

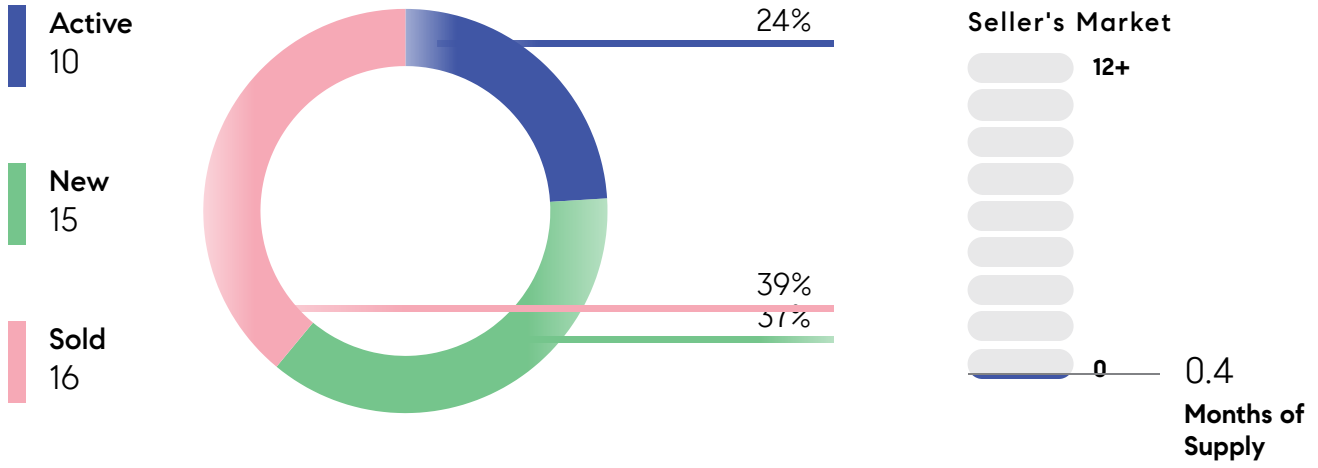
\*Graph Legend ■ Buyer's Market (Supply > Demand) ■ Seller's Market (Supply < Demand) ■ Balanced Market (Supply = Demand)

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



# Kennesaw FEBRUARY 2022

## ATTACHED UNDER 1M



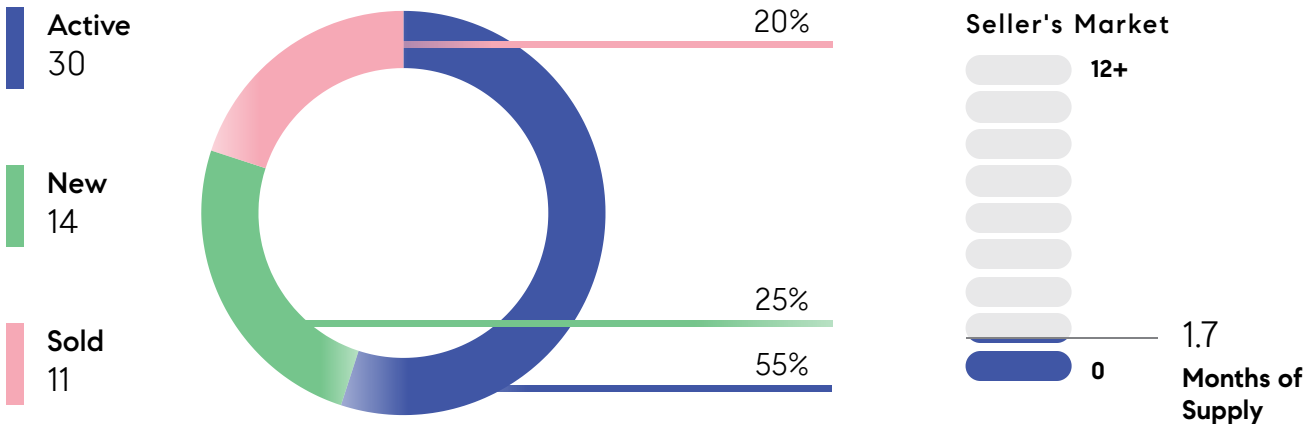
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$370,040	11	76.3%	\$282,244
YoY Change	45.8%	-35.3%	-25.9%	7.9%

\*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.

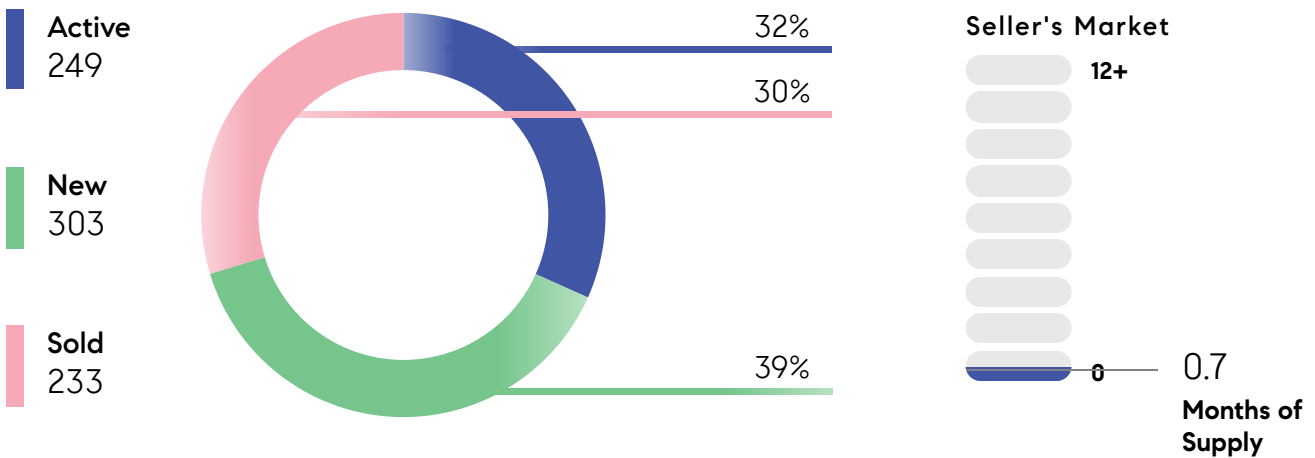
# Marietta FEBRUARY 2022

## DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$1,590,564	105	92.8%	\$1,475,477
YoY Change	16.2%	8.2%	-4.8%	10.5%

## DETACHED UNDER 1M



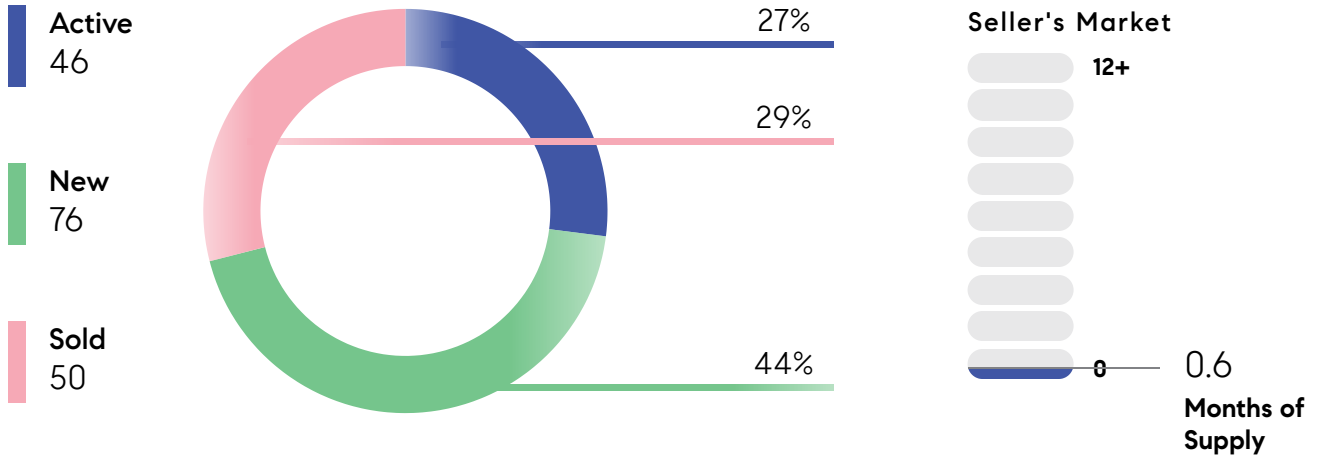
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$460,764	24	101.8%	\$468,857
YoY Change	8.7%	-42.9%	6.5%	15.7%

\*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.

# Marietta FEBRUARY 2022

## ATTACHED UNDER 1M



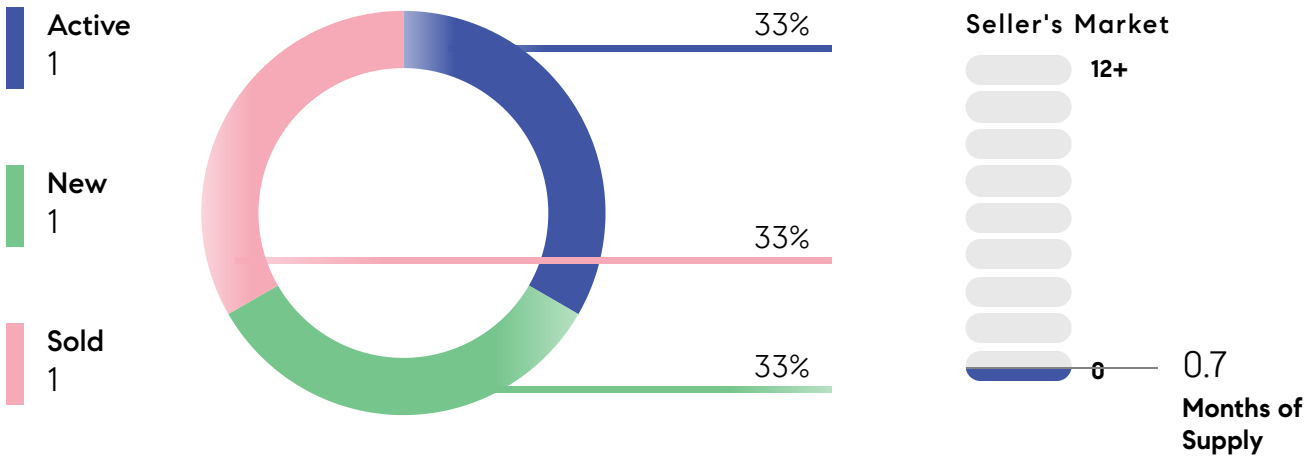
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$359,234	19	81.2%	\$291,730
YoY Change	25.8%	-32.1%	-12.7%	9.8%

\*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.

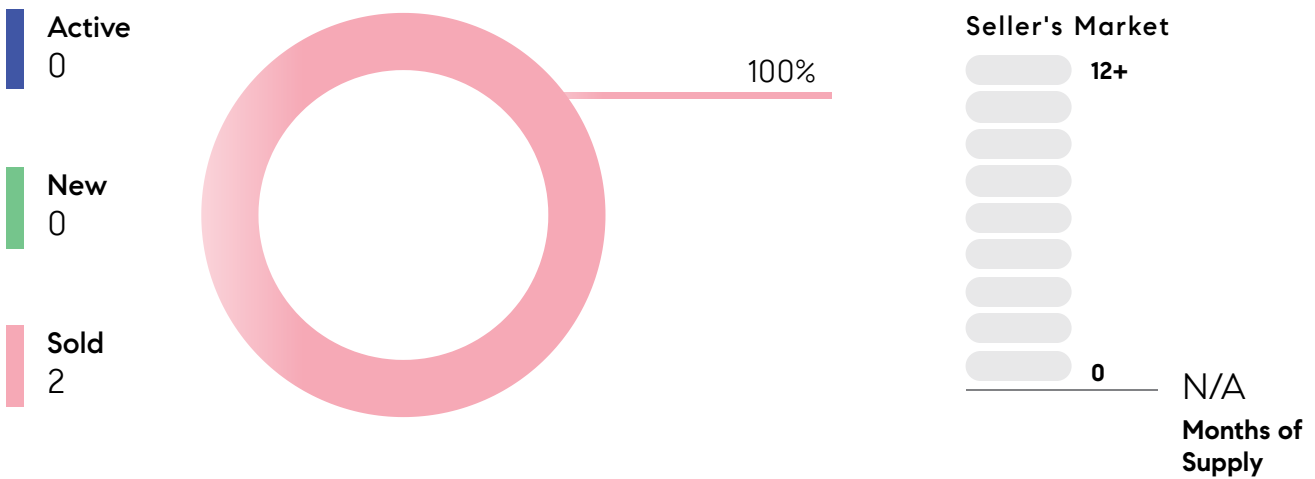
# Midtown FEBRUARY 2022

## DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$2,295,000	2	100.0%	\$2,295,000
YoY Change	-	-98.4%	-	83.2%

## DETACHED UNDER 1M



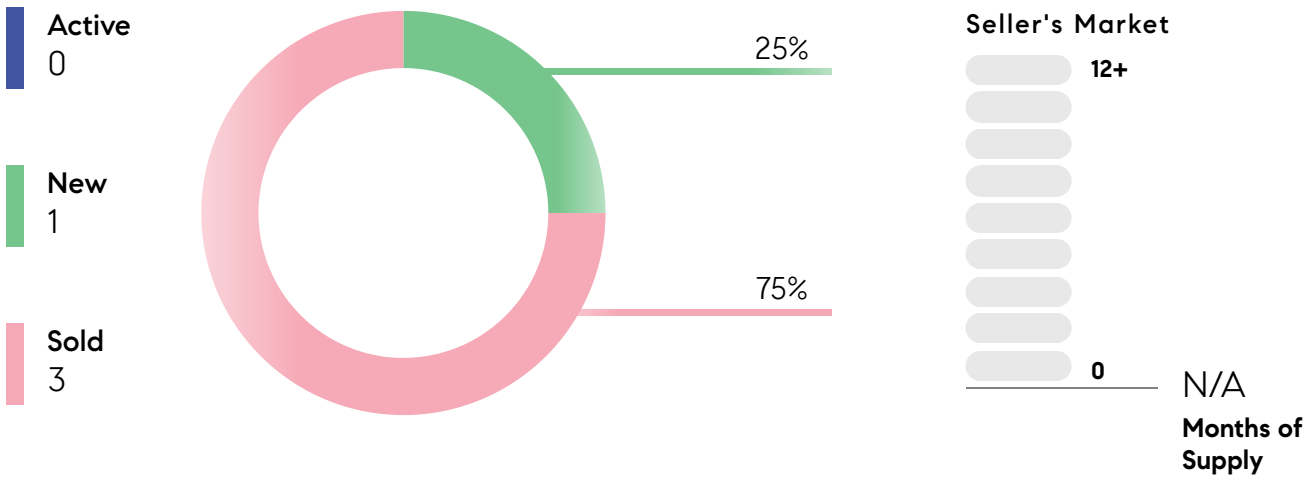
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	-	56	-	\$805,000
YoY Change	-	180.0%	-	48.9%

\*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.

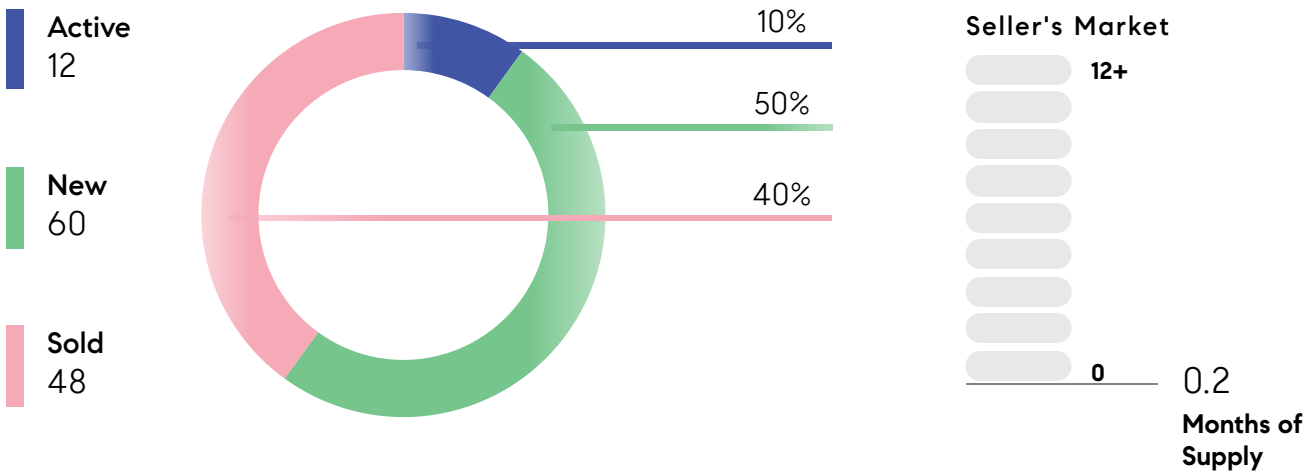
# Midtown FEBRUARY 2022

## ATTACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$2,168,600	29	77.2%	\$1,673,700
YoY Change	58.3%	2,800.0%	-34.9%	3.0%

## ATTACHED UNDER 1M



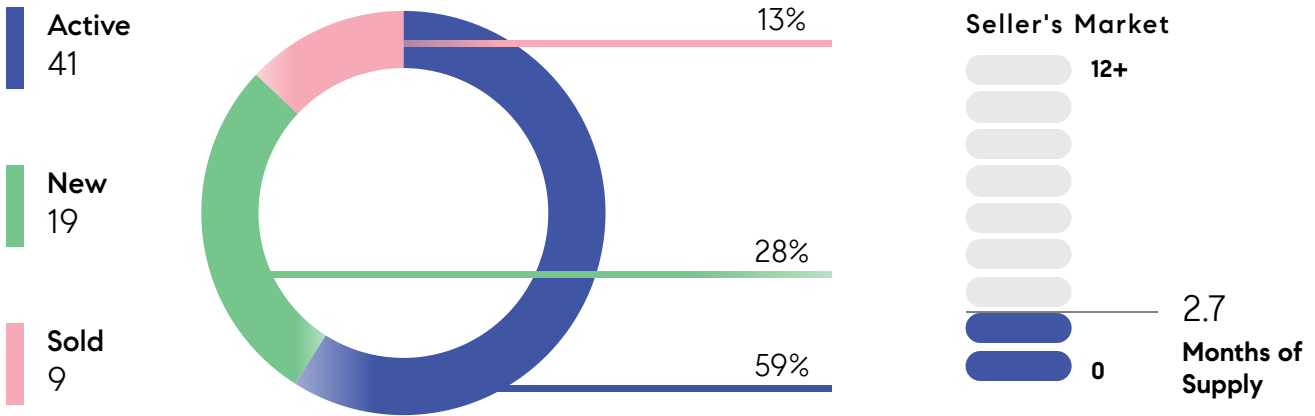
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$412,112	37	96.1%	\$396,032
YoY Change	3.1%	-50.0%	20.6%	24.4%

\*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.

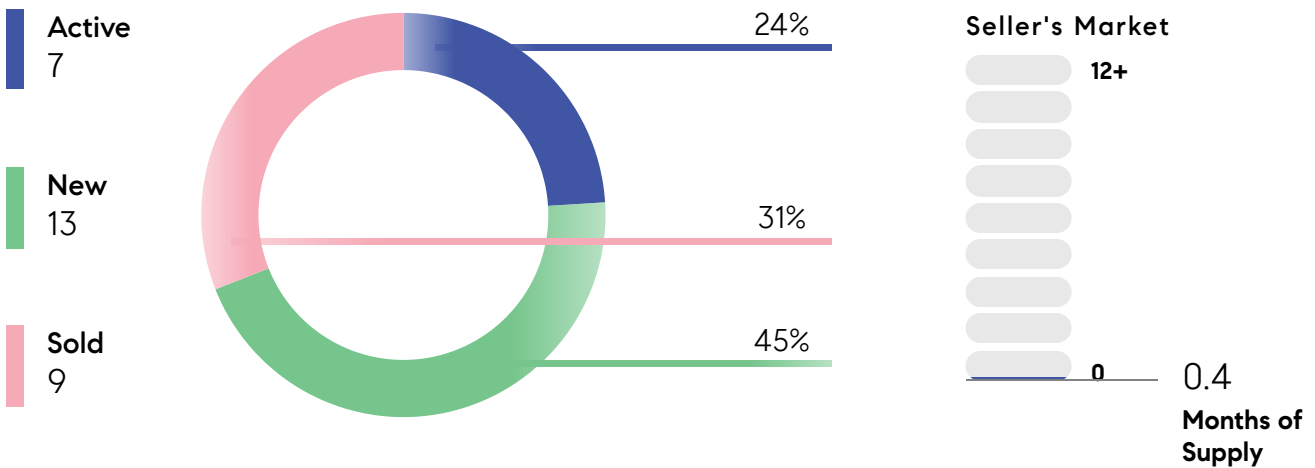
# Milton FEBRUARY 2022

## DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$2,032,246	29	72.5%	\$1,474,155
YoY Change	42.9%	-80.5%	-33.5%	-5.0%

## DETACHED UNDER 1M



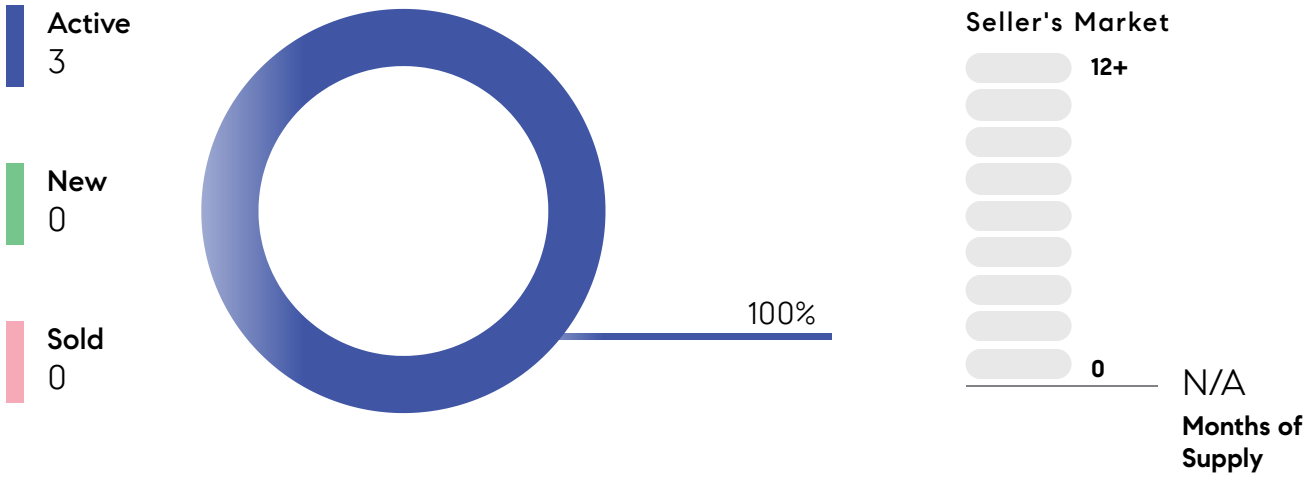
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$674,146	27	95.6%	\$644,789
YoY Change	-11.1%	-22.9%	7.0%	-4.8%

\*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.

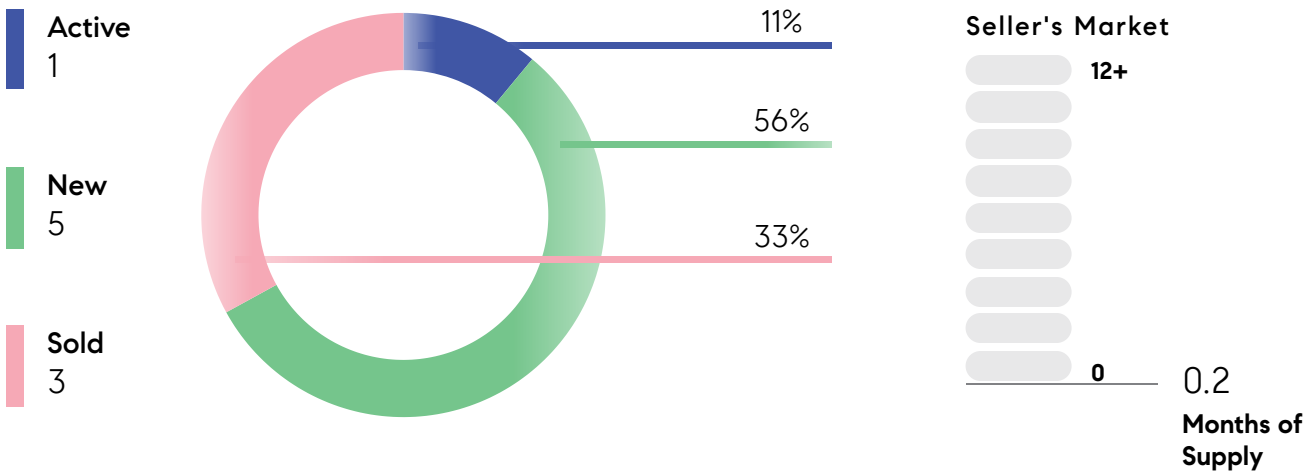
# Milton FEBRUARY 2022

## ATTACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	-	-	-	-
YoY Change	-	-	-	-

## ATTACHED UNDER 1M



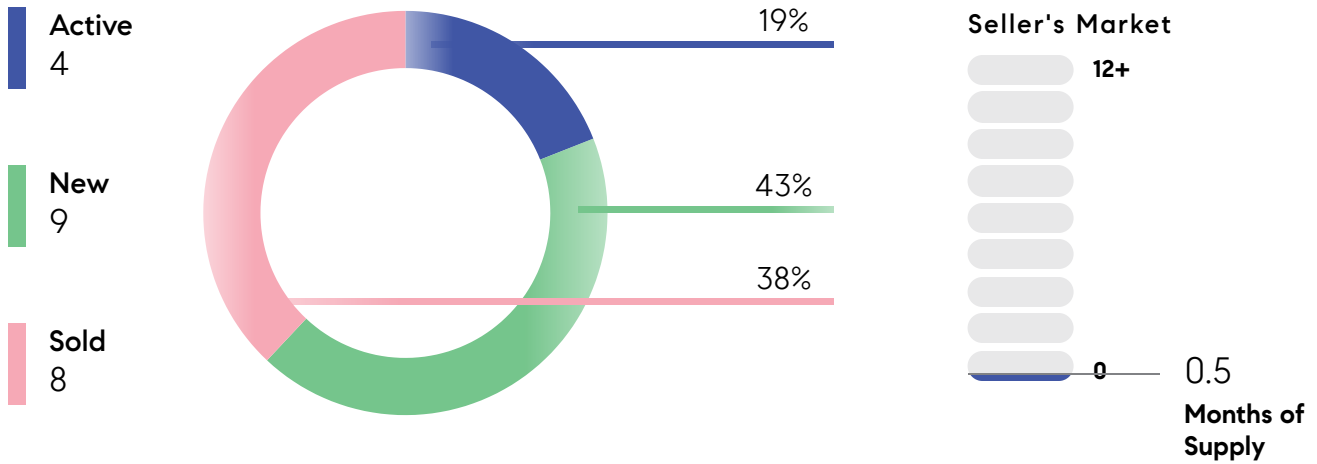
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$412,180	4	113.1%	\$466,067
YoY Change	-20.7%	-75.0%	23.1%	-2.5%

\*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.

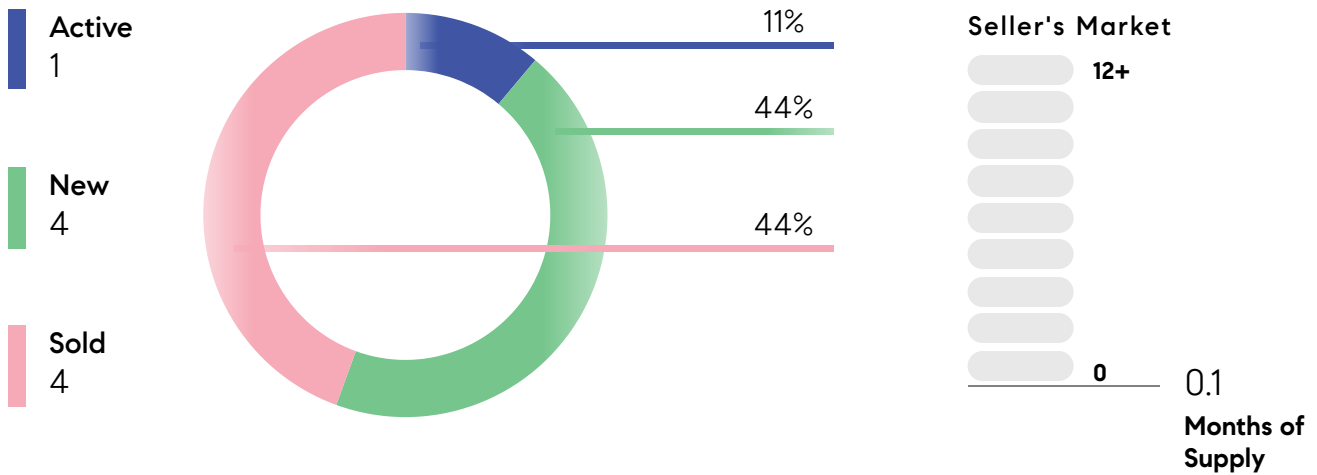
# Morningside FEBRUARY 2022

## DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$1,976,556	21	78.0%	\$1,542,250
YoY Change	14.9%	162.5%	5.7%	21.5%

## DETACHED UNDER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$912,500	18	76.8%	\$701,250
YoY Change	11.1%	-61.7%	-23.4%	-15.0%

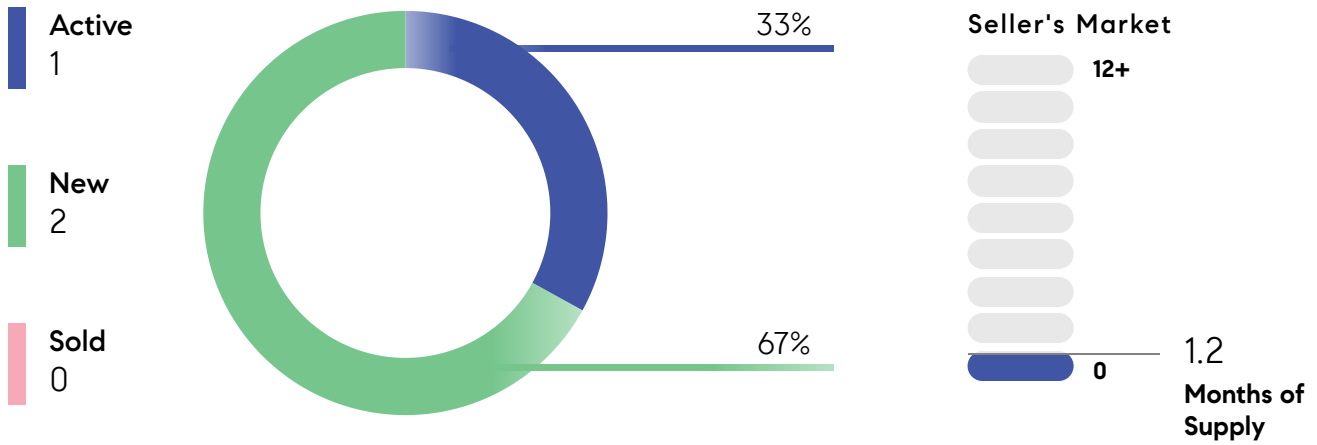
\*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

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



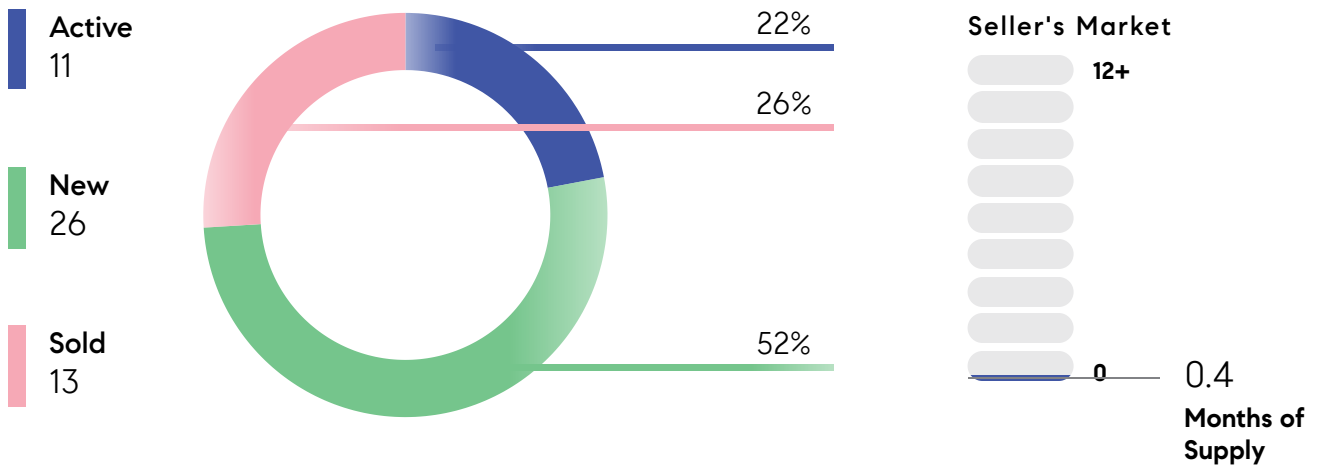
# Peachtree Corners FEBRUARY 2022

## DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$1,130,000	-	-	-
YoY Change	-45.4%	-	-	-

## DETACHED UNDER 1M



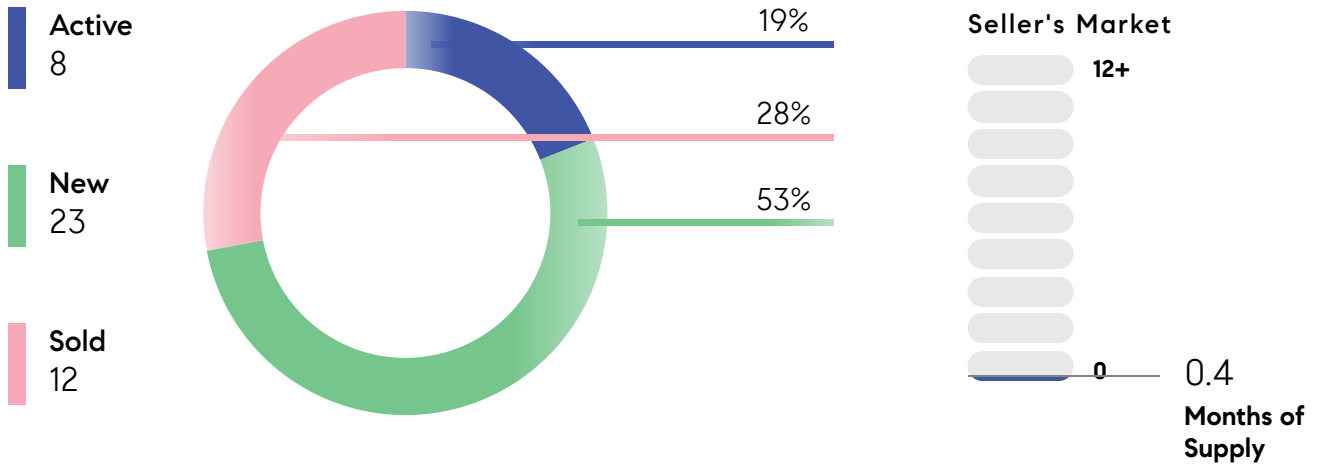
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$546,812	14	104.0%	\$568,627
YoY Change	16.2%	-53.3%	-3.0%	12.8%

\*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.

# Peachtree Corners FEBRUARY 2022

## ATTACHED UNDER 1M



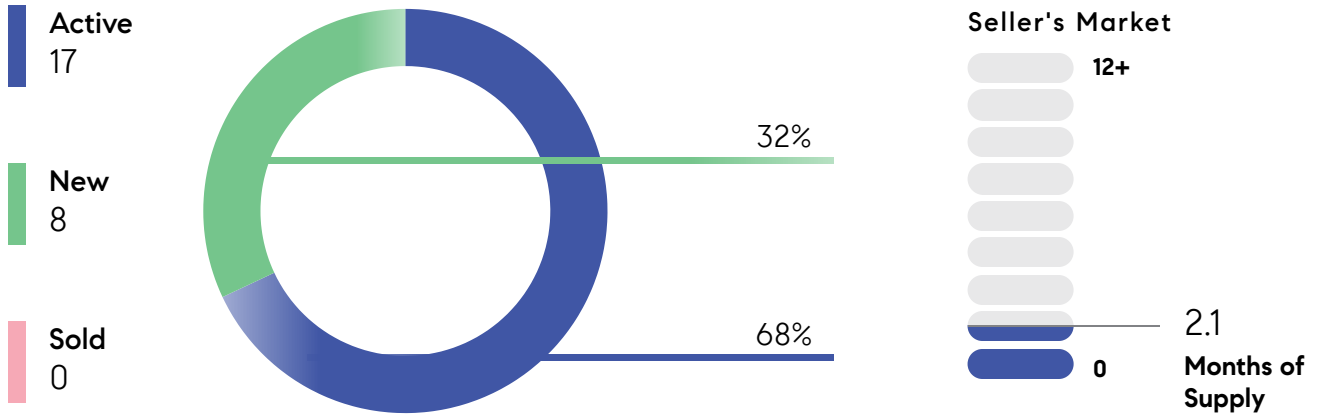
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$403,440	9	71.1%	\$286,992
YoY Change	54.0%	-75.7%	-29.0%	9.3%

\*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.

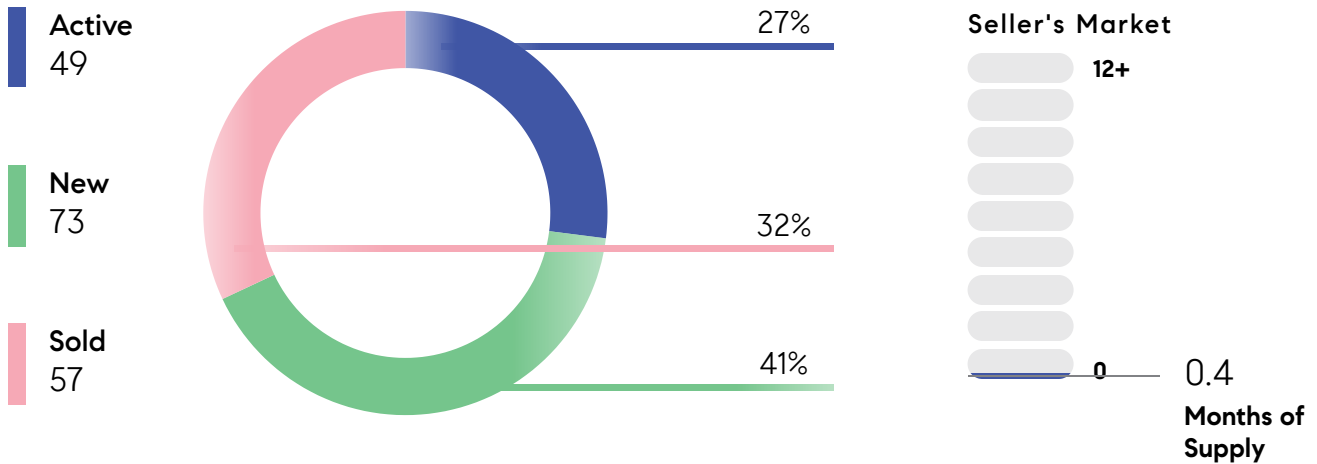
# Roswell FEBRUARY 2022

## DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$1,143,817	-	-	-
YoY Change	-12.0%	-	-	-

## DETACHED UNDER 1M



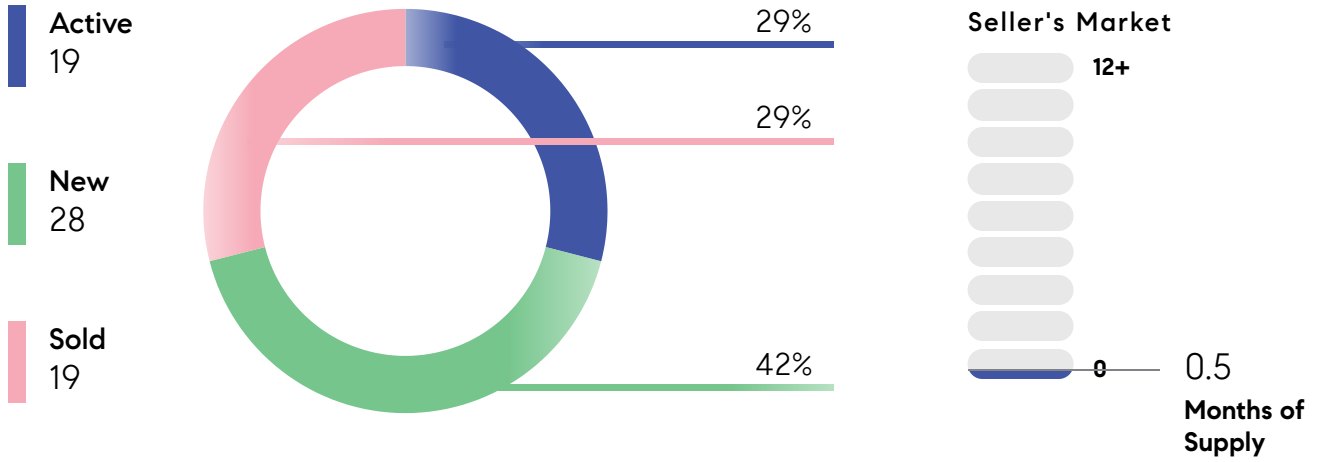
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$562,863	22	96.8%	\$544,858
YoY Change	10.1%	-47.6%	-9.1%	0.0%

\*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.

# Roswell FEBRUARY 2022

## ATTACHED UNDER 1M



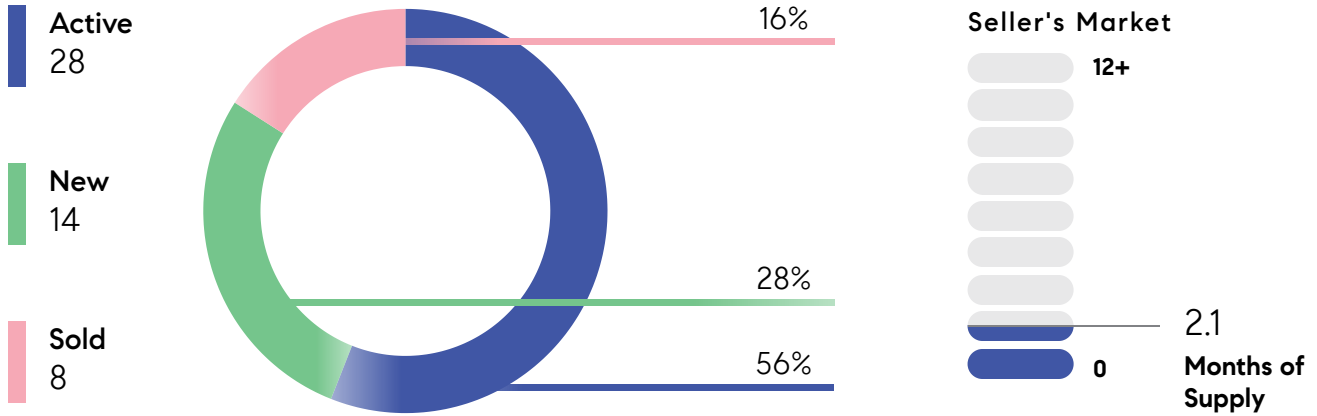
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$443,132	18	94.5%	\$418,832
YoY Change	0.2%	-59.1%	22.2%	22.4%

\*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.

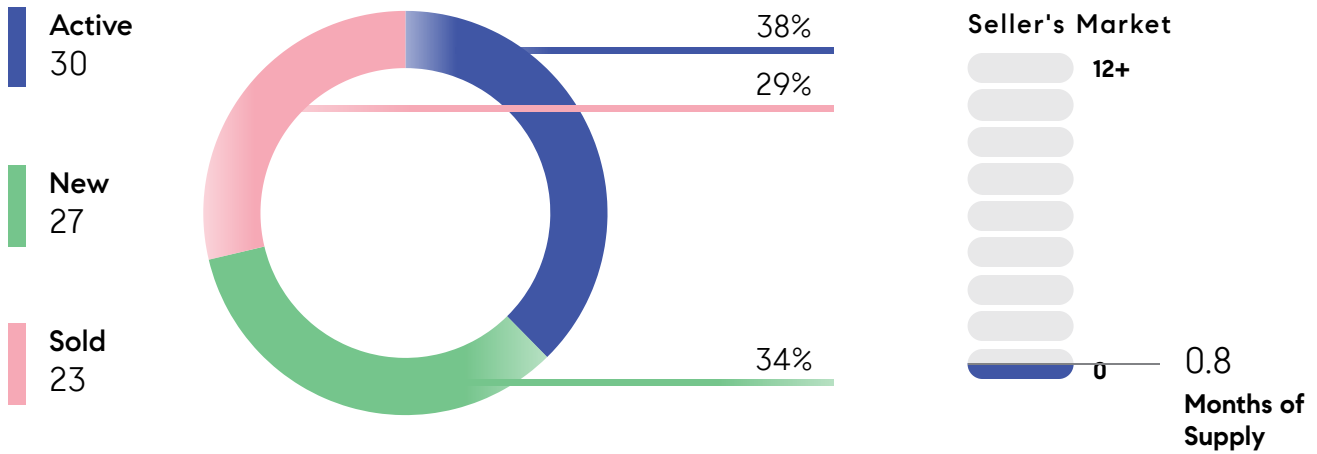
# Sandy Springs FEBRUARY 2022

## DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$2,151,714	3	76.5%	\$1,645,589
YoY Change	14.9%	-98.6%	12.6%	29.4%

## DETACHED UNDER 1M



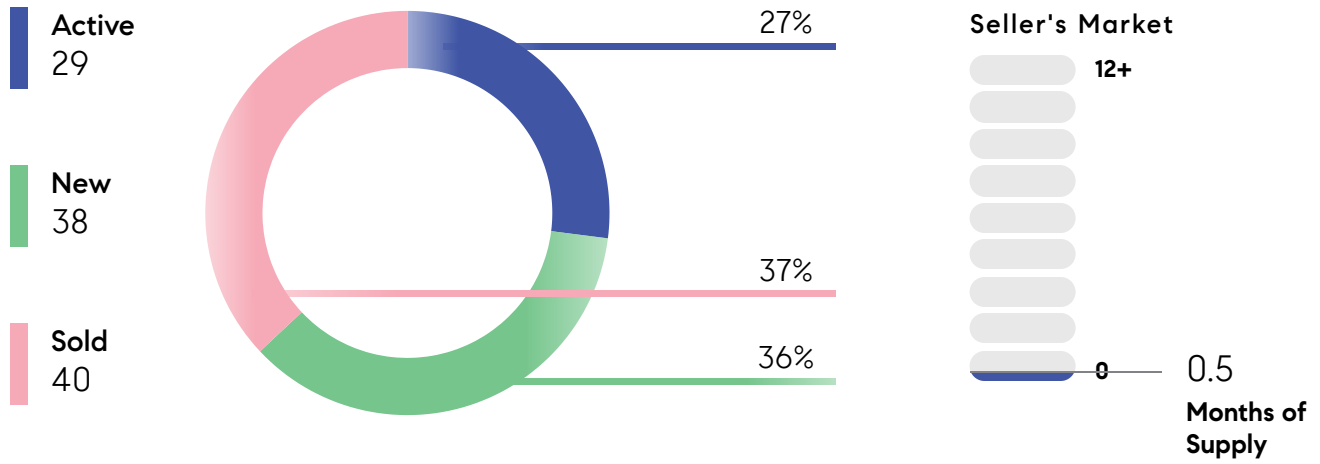
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$764,230	21	93.2%	\$711,978
YoY Change	16.0%	-77.9%	-3.6%	11.8%

\*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.

# Sandy Springs FEBRUARY 2022

## ATTACHED UNDER 1M



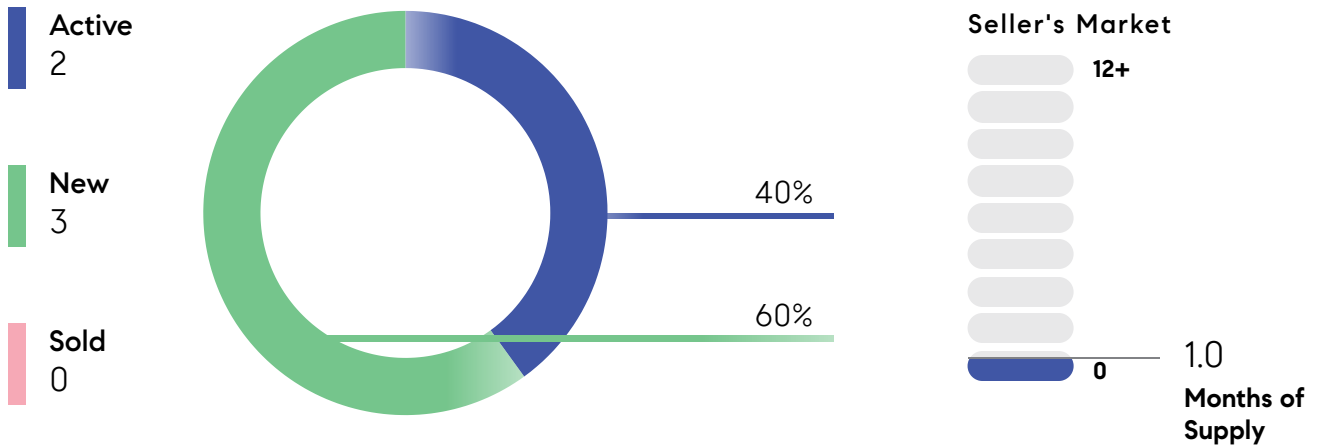
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$384,201	22	70.9%	\$272,219
YoY Change	27.3%	-56.9%	-26.1%	-5.9%

\*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.

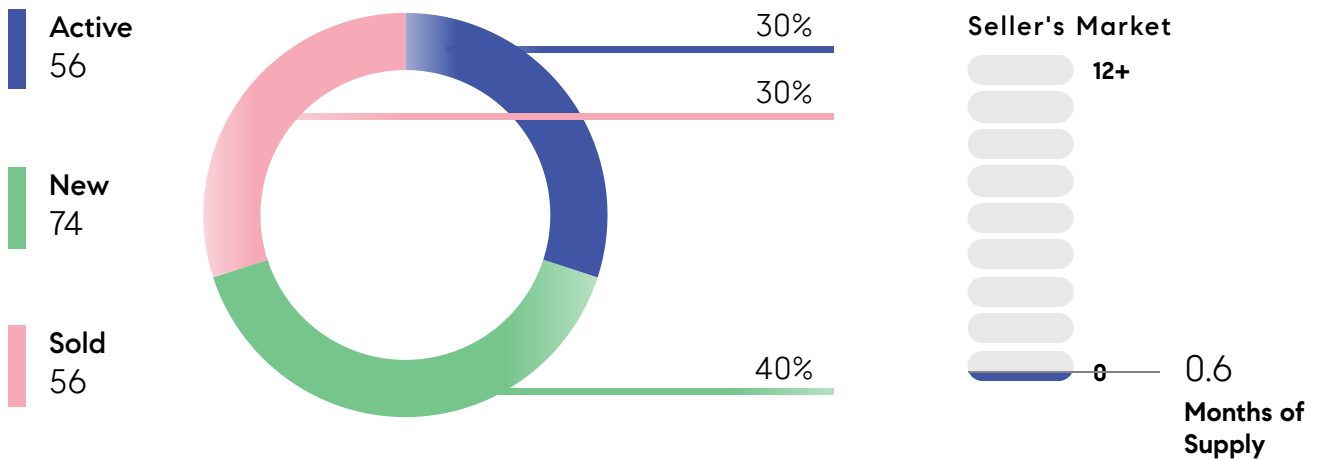
# Smyrna FEBRUARY 2022

## DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$1,233,333	-	-	-
YoY Change	2.8%	-	-	-

## DETACHED UNDER 1M



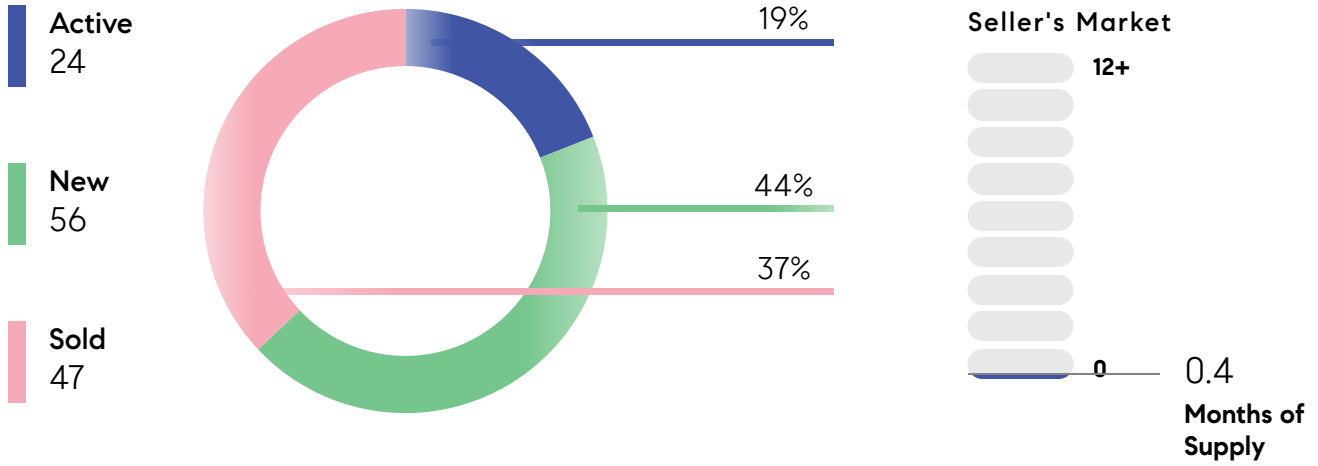
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$489,282	26	101.5%	\$496,477
YoY Change	9.2%	-51.9%	4.7%	14.4%

\*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.

# Smyrna FEBRUARY 2022

## ATTACHED UNDER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$349,196	12	106.7%	\$372,482
YoY Change	0.1%	-58.6%	26.4%	26.5%

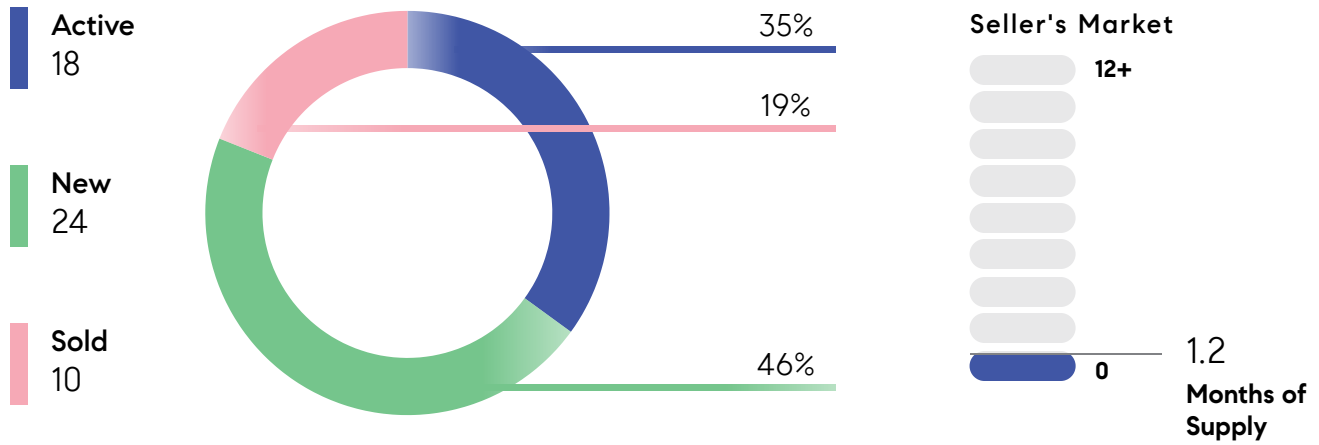
\*Graph Legend ■ Buyer's Market (Supply > Demand) ■ Seller's Market (Supply < Demand) ■ Balanced Market (Supply = Demand)

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



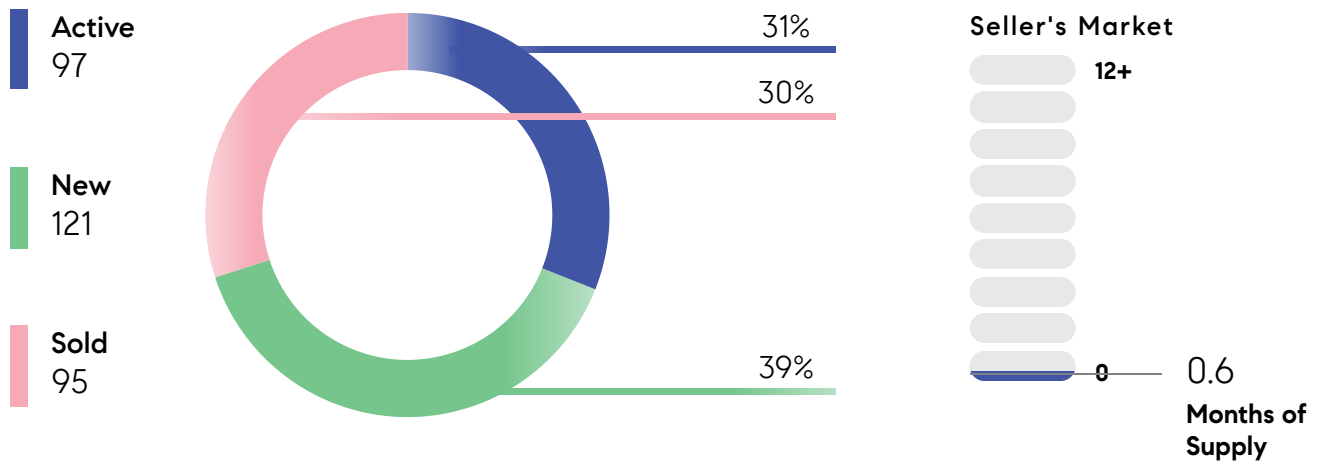
# Suwanee & Duluth FEBRUARY 2022

## DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$1,836,538	9	67.6%	\$1,241,710
YoY Change	18.1%	-86.8%	-25.4%	-12.0%

## DETACHED UNDER 1M



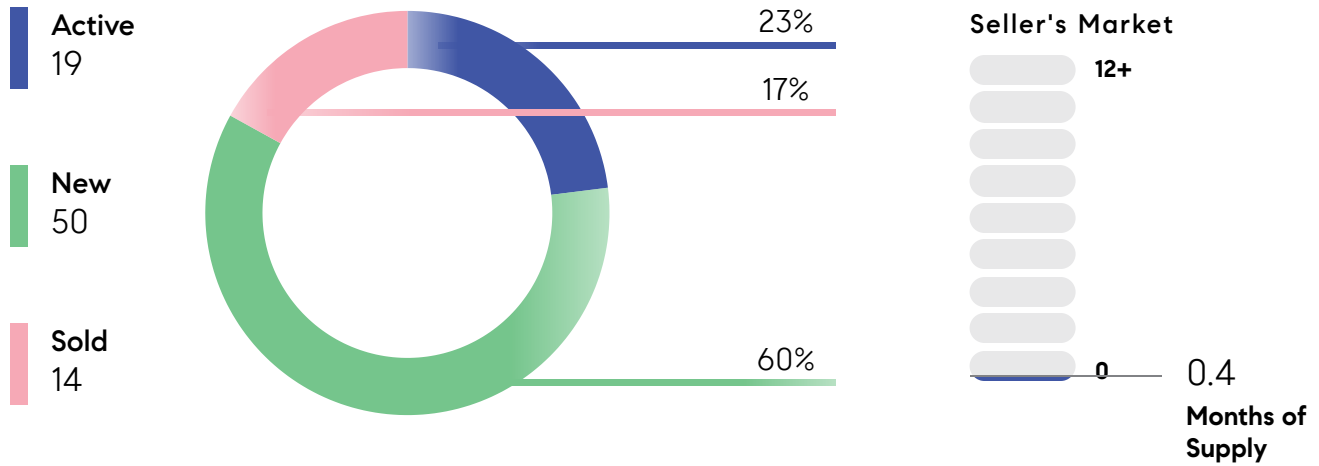
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$545,164	19	91.8%	\$500,381
YoY Change	13.2%	-50.0%	-2.7%	10.1%

\*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.

# Suwanee & Duluth FEBRUARY 2022

## ATTACHED UNDER 1M



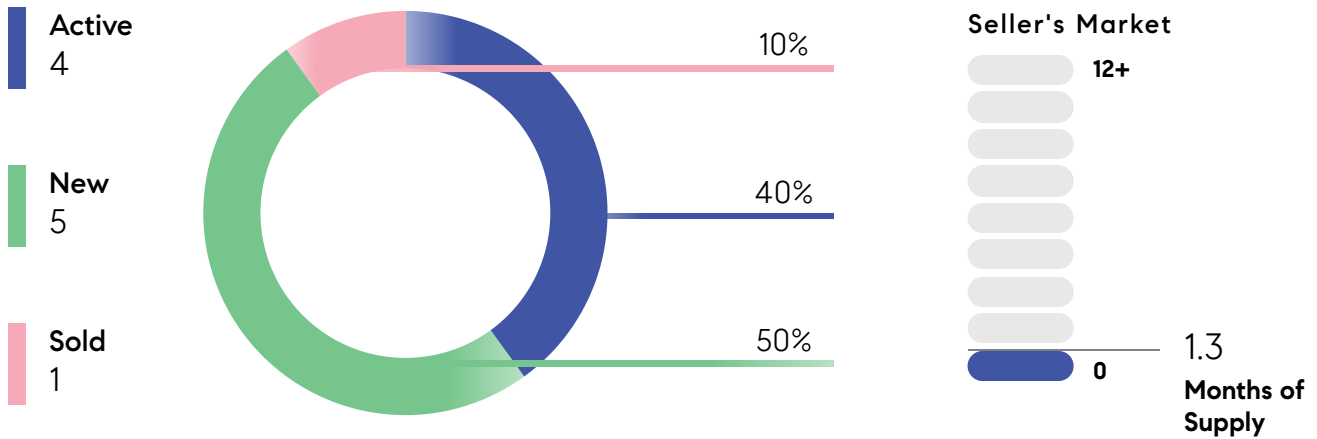
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$360,271	9	97.2%	\$350,071
YoY Change	3.8%	-73.5%	21.5%	26.1%

\*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.

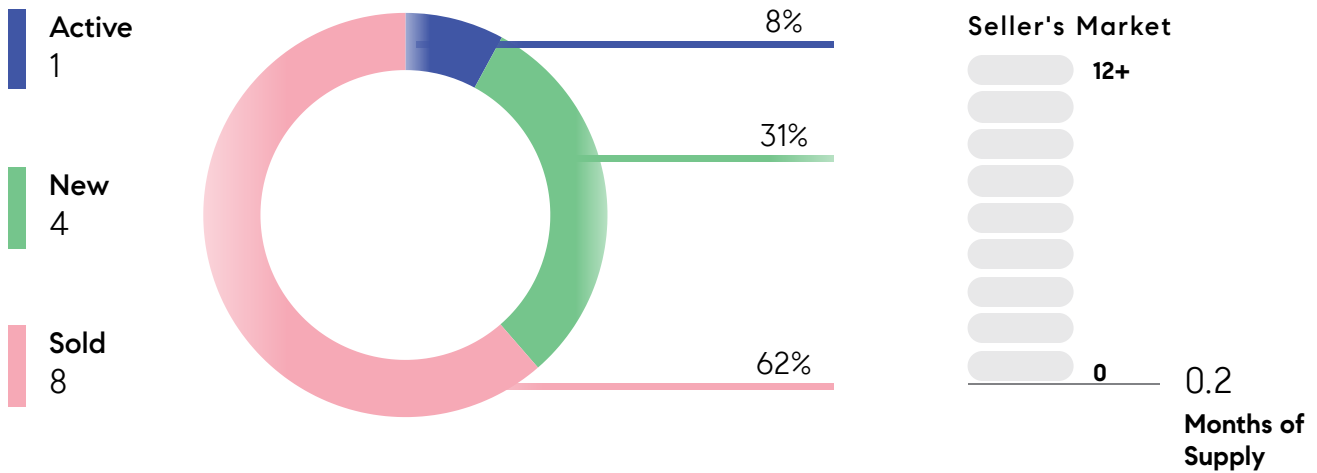
# Vinings FEBRUARY 2022

## DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$1,735,000	1	132.6%	\$2,300,000
YoY Change	-17.4%	-99.5%	144.1%	101.8%

## DETACHED UNDER 1M



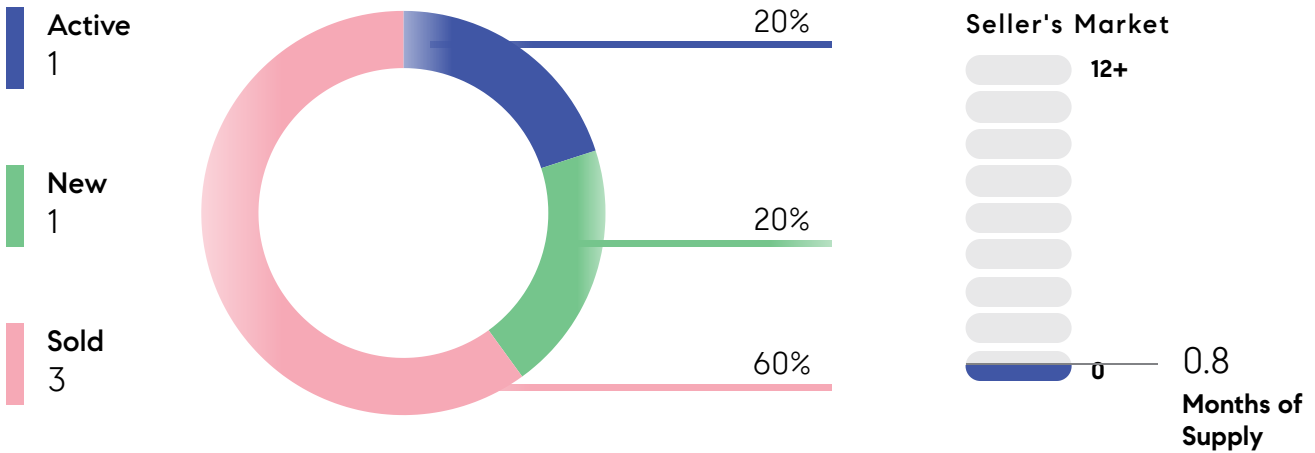
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$625,475	45	98.4%	\$615,750
YoY Change	-12.4%	73.1%	44.0%	26.2%

\*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.

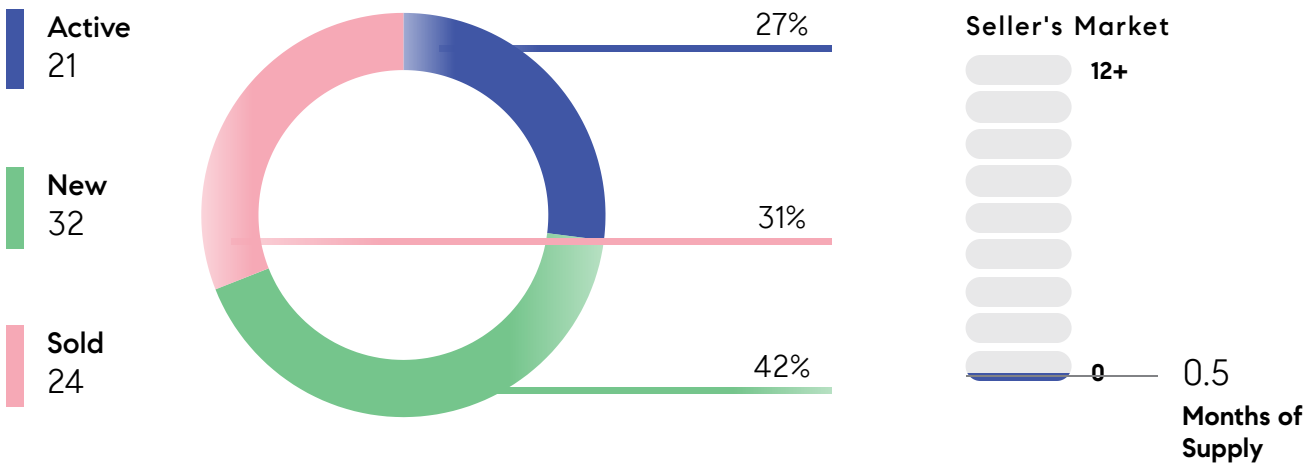
# Vinings FEBRUARY 2022

## ATTACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$1,099,000	206	142.5%	\$1,565,556
YoY Change	0.4%	-	-	-

## ATTACHED UNDER 1M



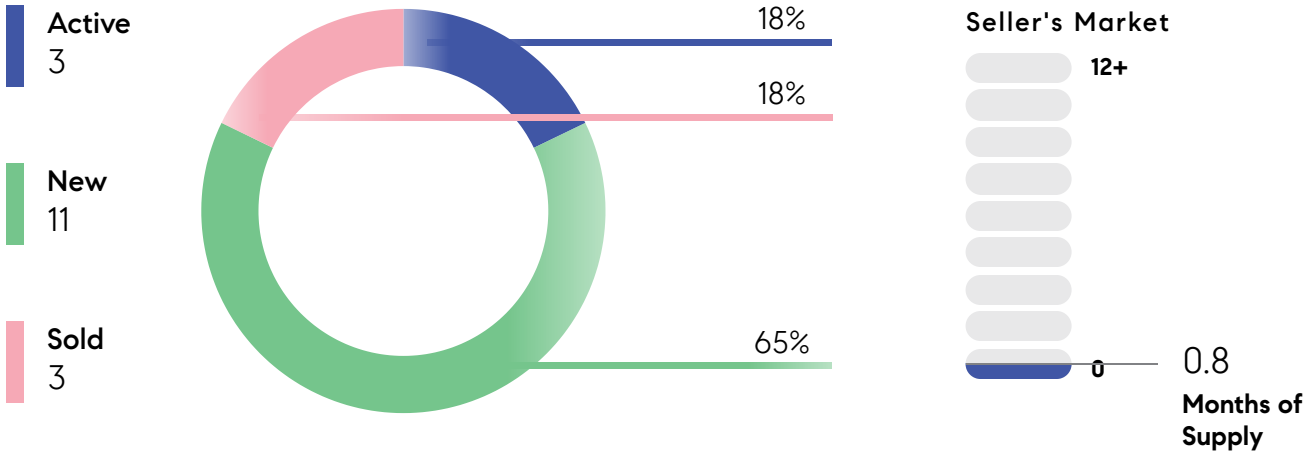
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$428,069	26	98.4%	\$421,218
YoY Change	4.9%	-46.9%	-3.4%	1.4%

\*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.

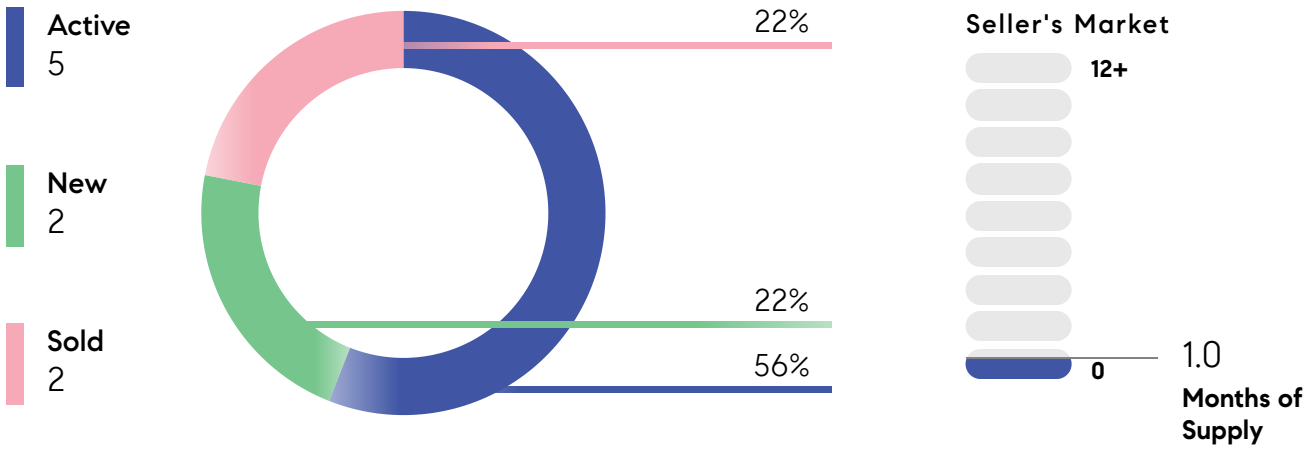
# Virginia Highland FEBRUARY 2022

## DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$1,675,355	4	75.5%	\$1,265,370
YoY Change	15.6%	-	-	-

## DETACHED UNDER 1M



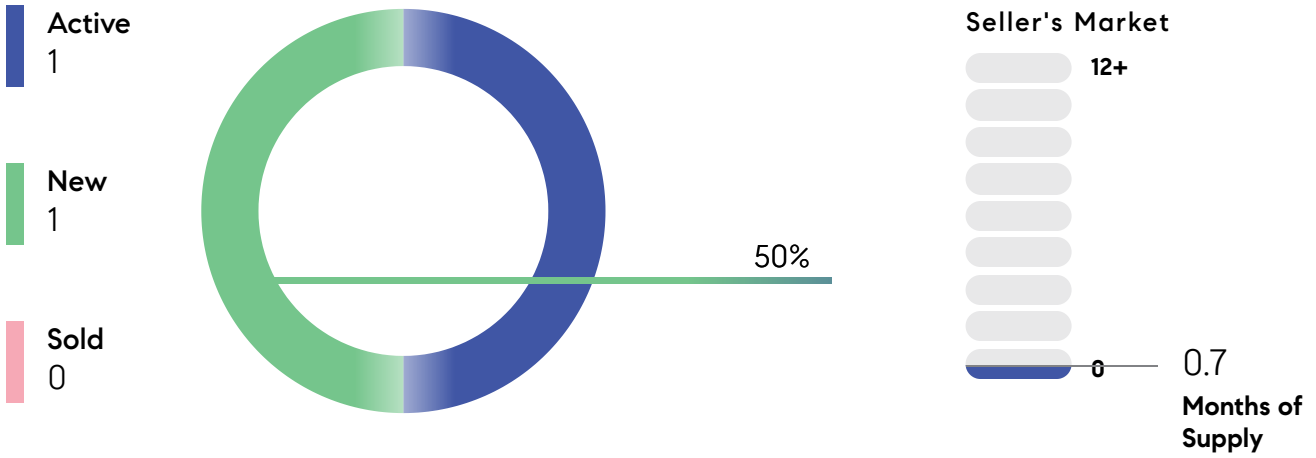
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$917,000	3	102.8%	\$942,500
YoY Change	13.7%	-93.3%	-2.5%	10.8%

\*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.

# Virginia Highland FEBRUARY 2022

## ATTACHED UNDER 1M



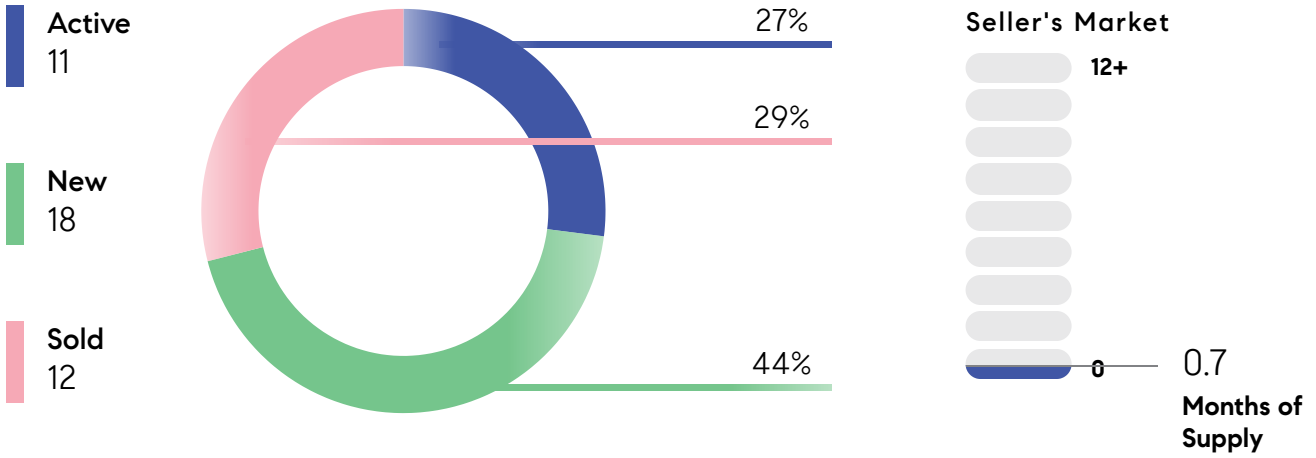
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$415,000	-	-	-
YoY Change	-	-	-	-

\*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 FEBRUARY 2022

## DETACHED UNDER 1M



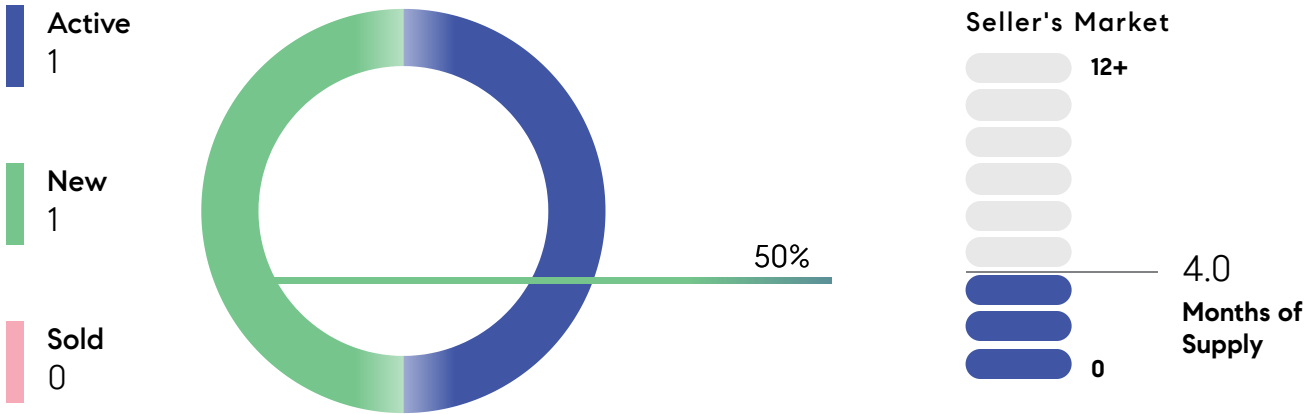
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$564,206	13	98.0%	\$552,708
YoY Change	12.5%	-56.7%	4.4%	17.4%

\*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.

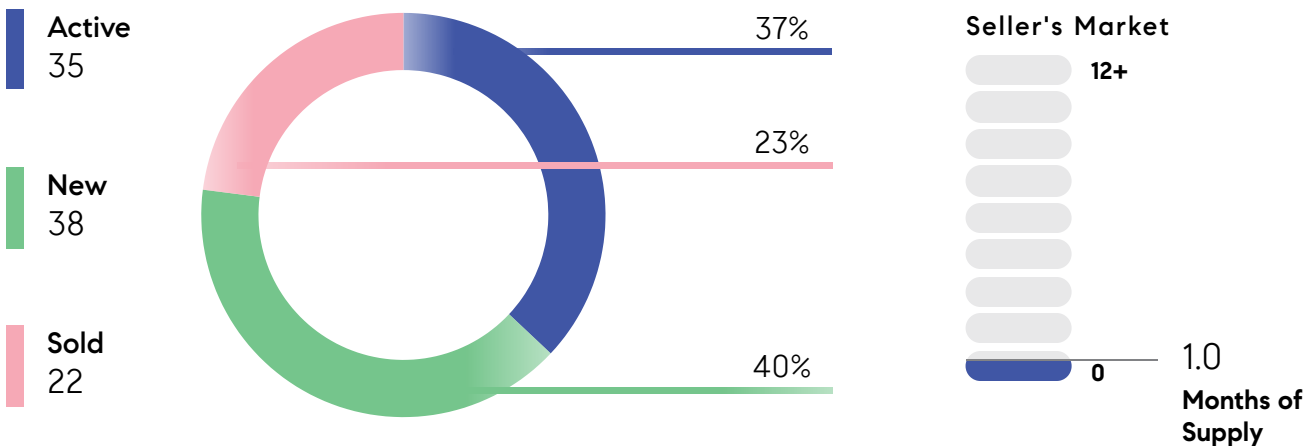
# West Midtown FEBRUARY 2022

## ATTACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$1,007,875	-	-	-
YoY Change	0.8%	-	-	-

## ATTACHED UNDER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$474,225	56	89.5%	\$424,486
YoY Change	-7.2%	-47.7%	20.6%	11.9%

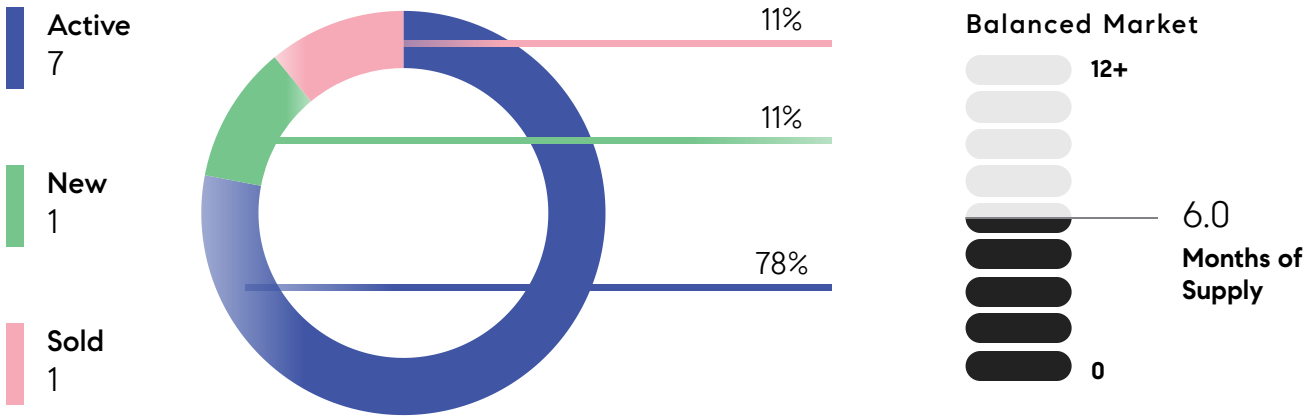
\*Graph Legend ● Buyer's Market (Supply > Demand) ● Seller's Market (Supply < Demand) ● Balanced Market (Supply = Demand)

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



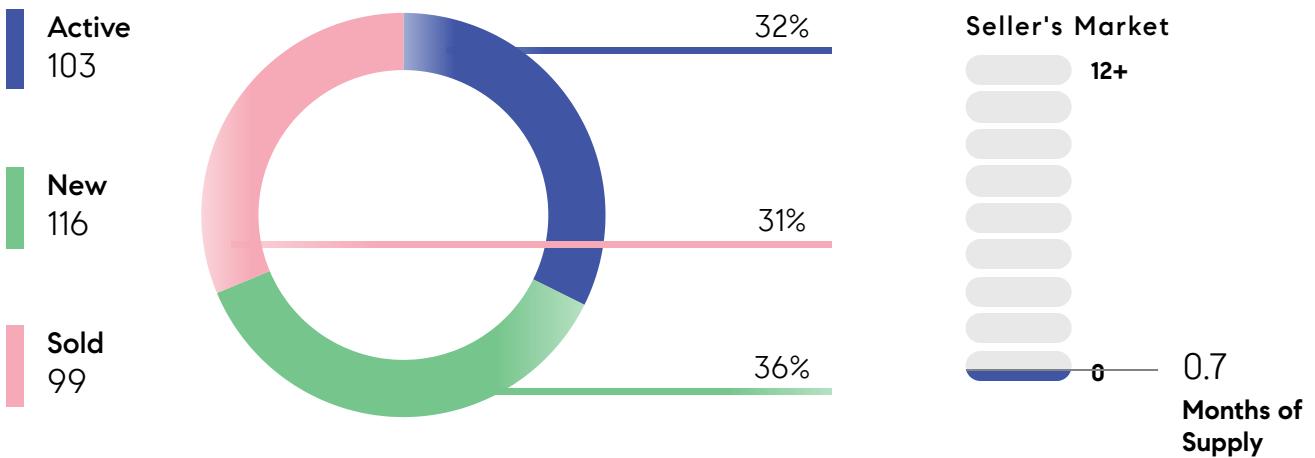
# Woodstock FEBRUARY 2022

## DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$1,250,000	117	128.0%	\$1,600,000
YoY Change	-	-	-	-

## DETACHED UNDER 1M



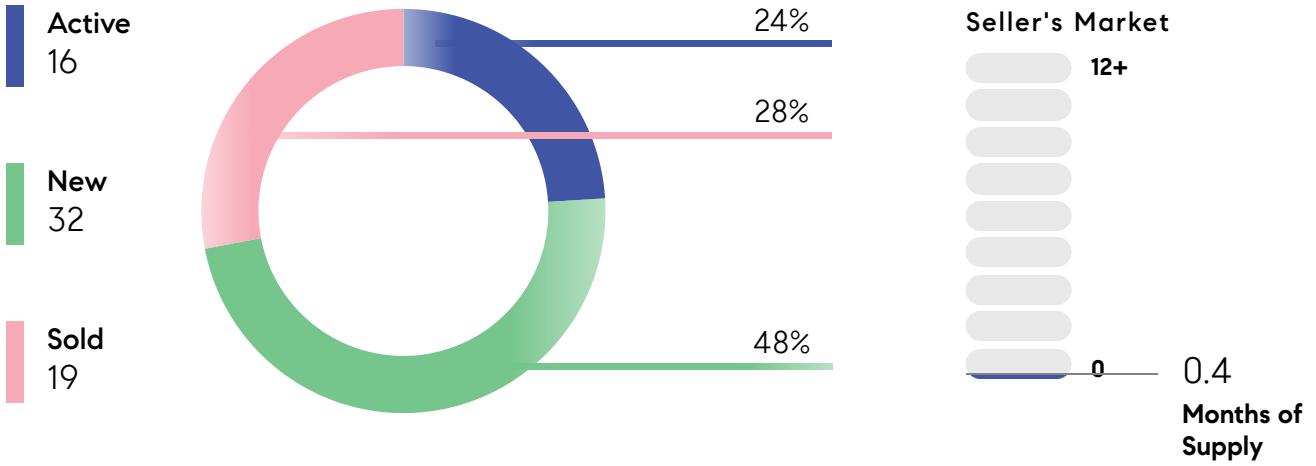
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$457,099	32	88.8%	\$405,818
YoY Change	14.0%	60.0%	0.8%	14.9%

\*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.

# Woodstock FEBRUARY 2022

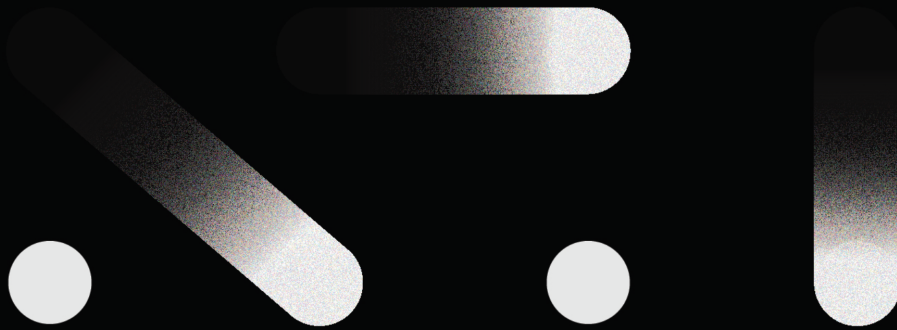
## ATTACHED UNDER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2022	\$436,777	19	91.4%	\$399,152
YoY Change	2.6%	-77.1%	14.8%	17.7%

\*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.



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