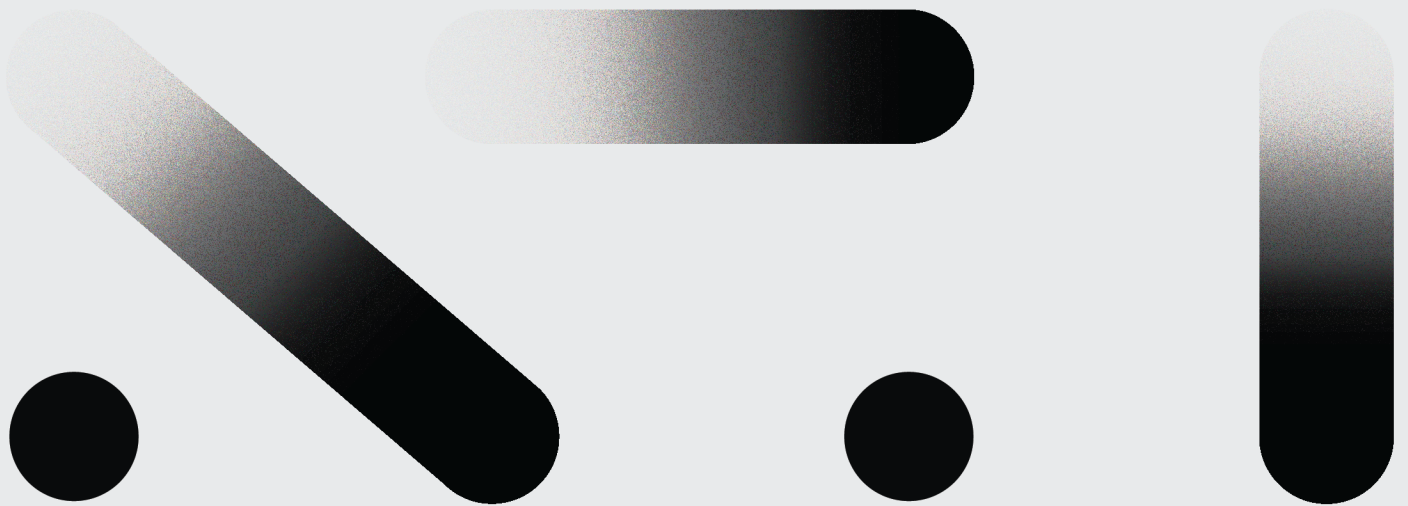


COMPASS



MARKET INSIGHTS





COMPASS OFFICES

Buckhead

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

Intown

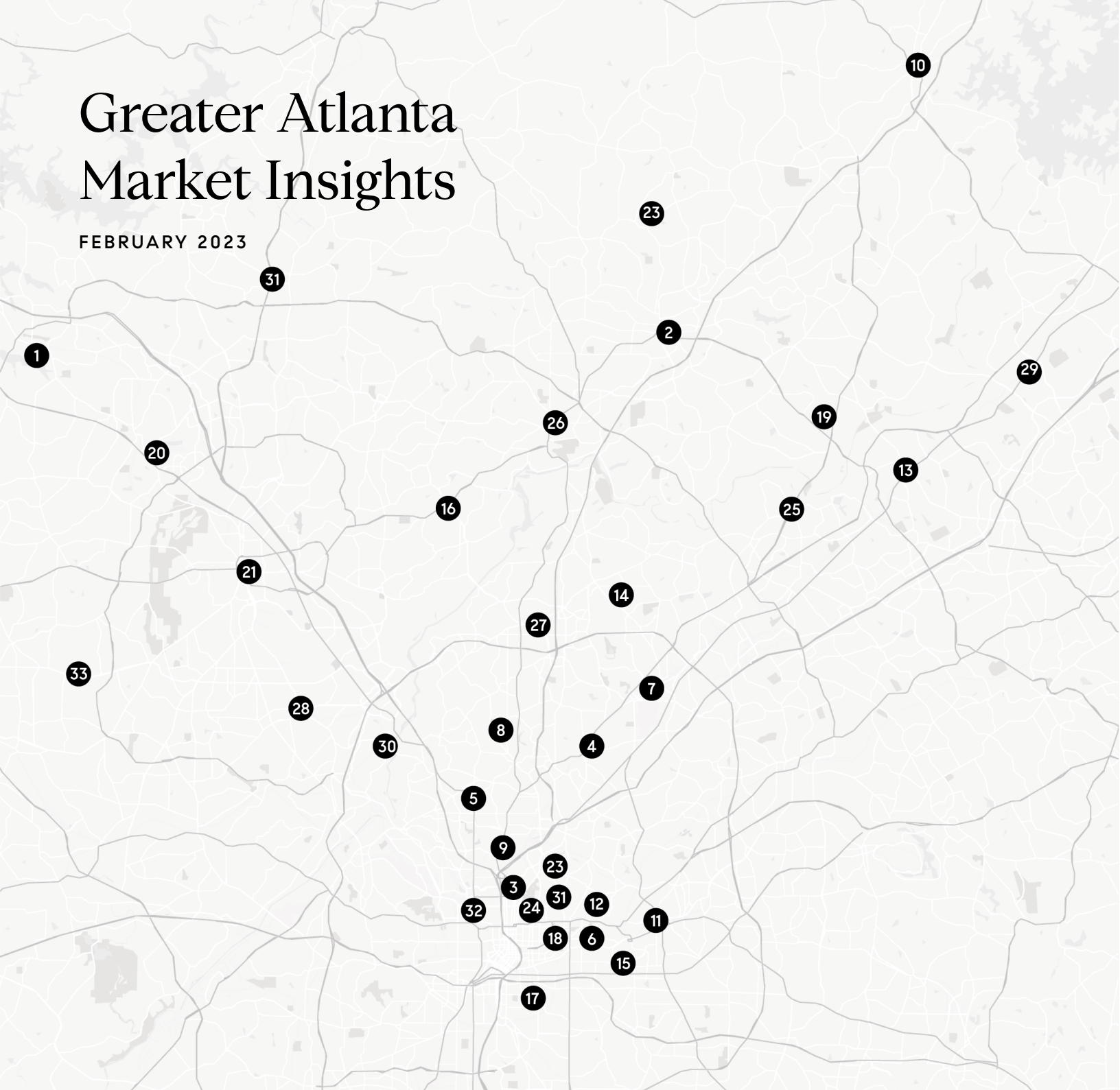
1409 Peachtree Street NE
Atlanta, GA 30309

North Atlanta

8000 Avalon Boulevard, Suite 100
Alpharetta, GA 30009

Greater Atlanta Market Insights

FEBRUARY 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 March 1st, 2023.

NEW

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

CONTRACT SIGNED

figures are based on publicly reported transactions as of March 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 March 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)

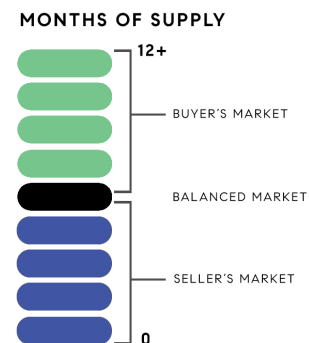
is calculated as the list date subtracted from the off market date, which is either the contract signed date, or the sold date, depending on availability.

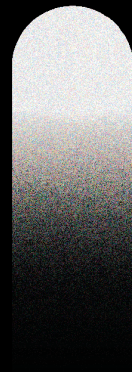
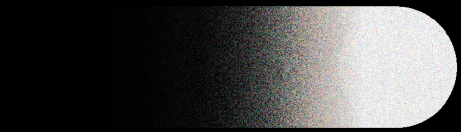
SALE-TO-LIST RATIO

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

YEAR-OVER-YEAR (YOY) CHANGE

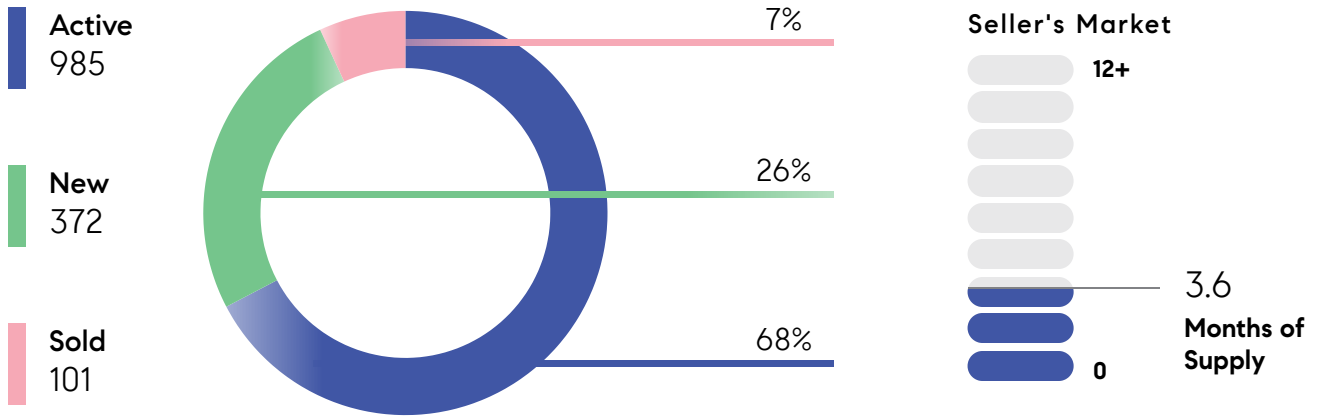
is the percentage difference of a particular metric for the current time period, compared against the same time period of the previous year.





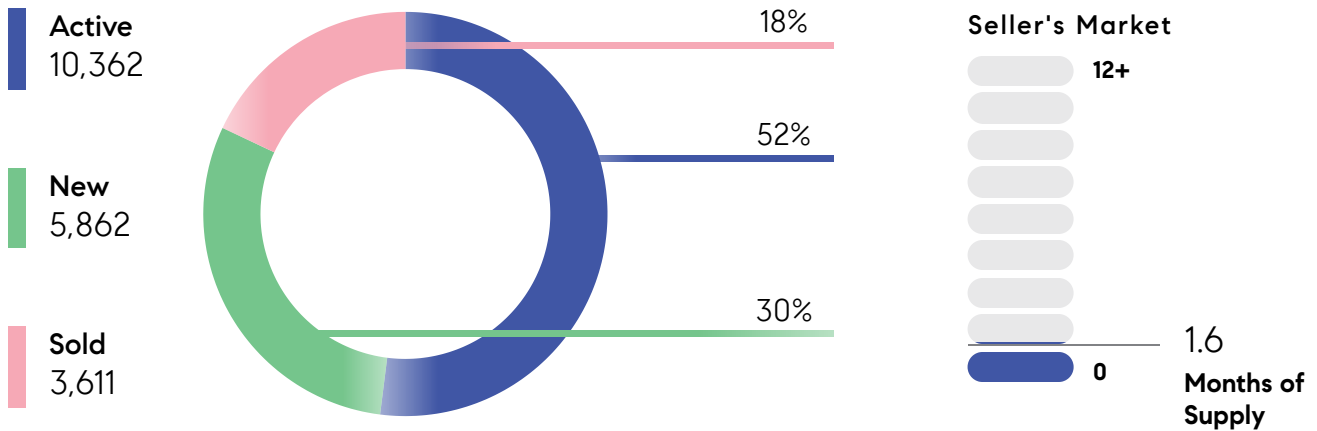
Overall Atlanta FEBRUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$1,851,757	74	97.2%	\$1,684,644
YoY Change	-2.1%	48.0%	-3.5%	8.9%

DETACHED UNDER 1M



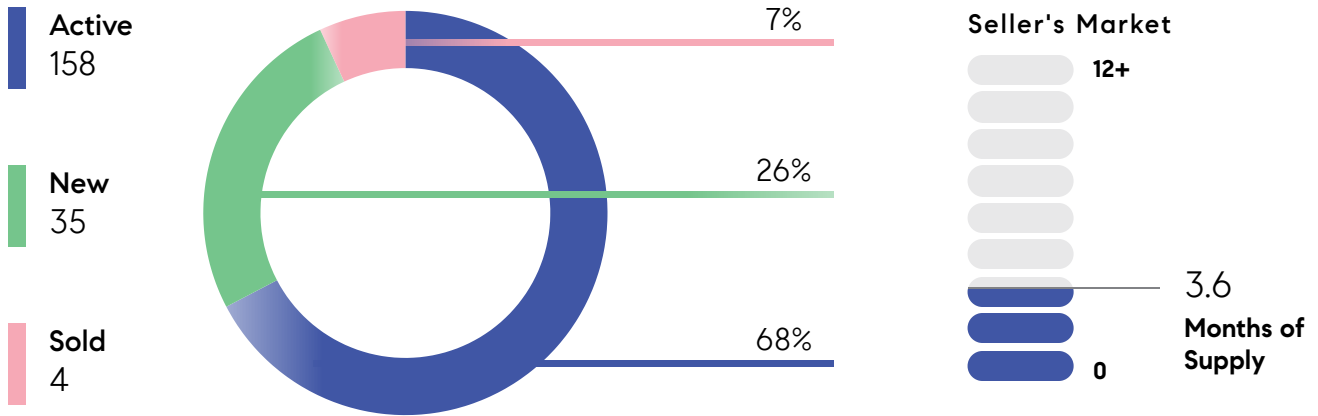
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$422,873	58	98.2%	\$394,039
YoY Change	3.6%	132.0%	-12.1%	-0.5%

*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.

Overall Atlanta FEBRUARY 2023

DETACHED OVER 3M



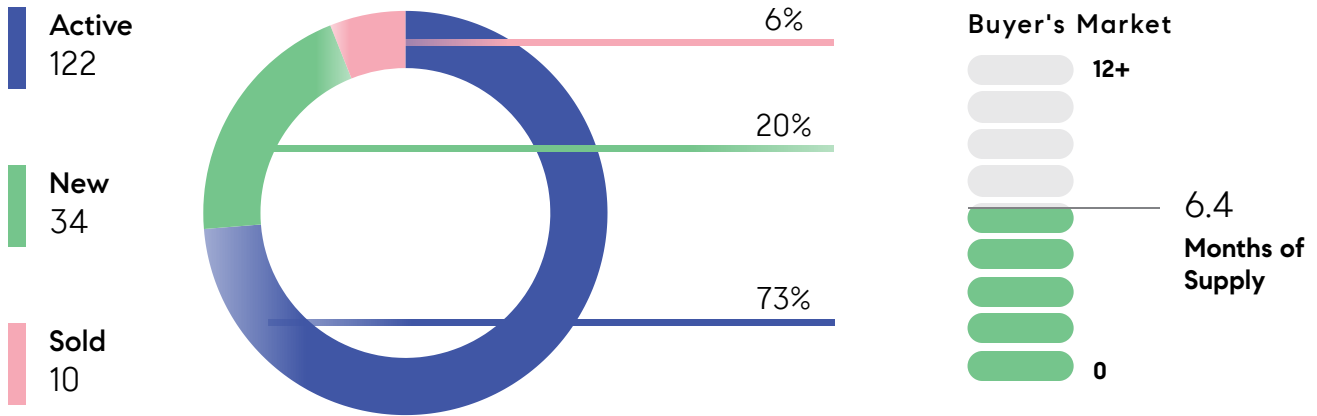
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$4,737,577	115	95.4%	\$6,191,250
YoY Change	-2.0%	105.4%	-3.3%	53.4%

*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.

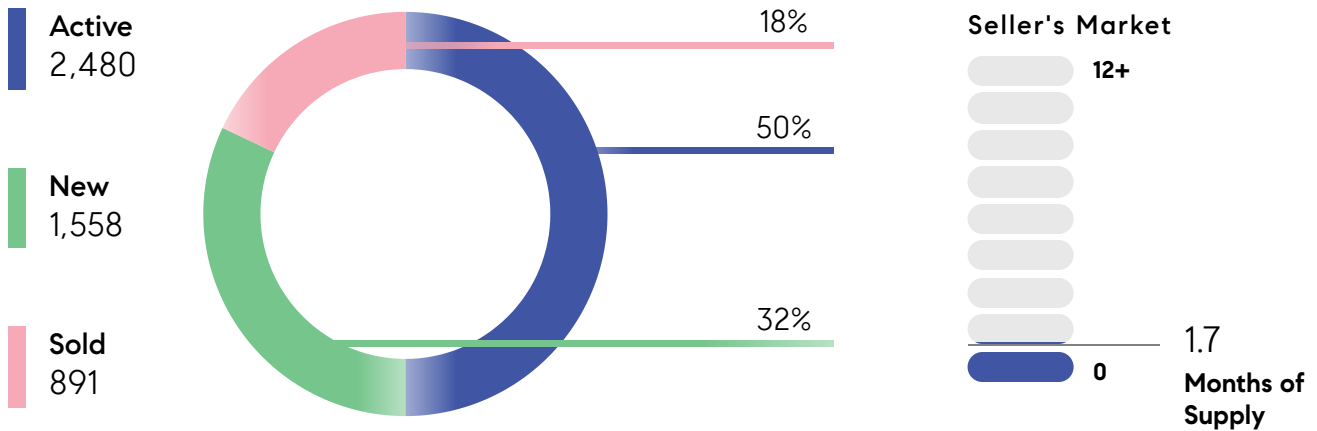
Overall Atlanta FEBRUARY 2023

ATTACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$1,437,850	151	95.1%	\$1,339,603
YoY Change	-14.1%	28.0%	-2.4%	-17.5%

ATTACHED UNDER 1M



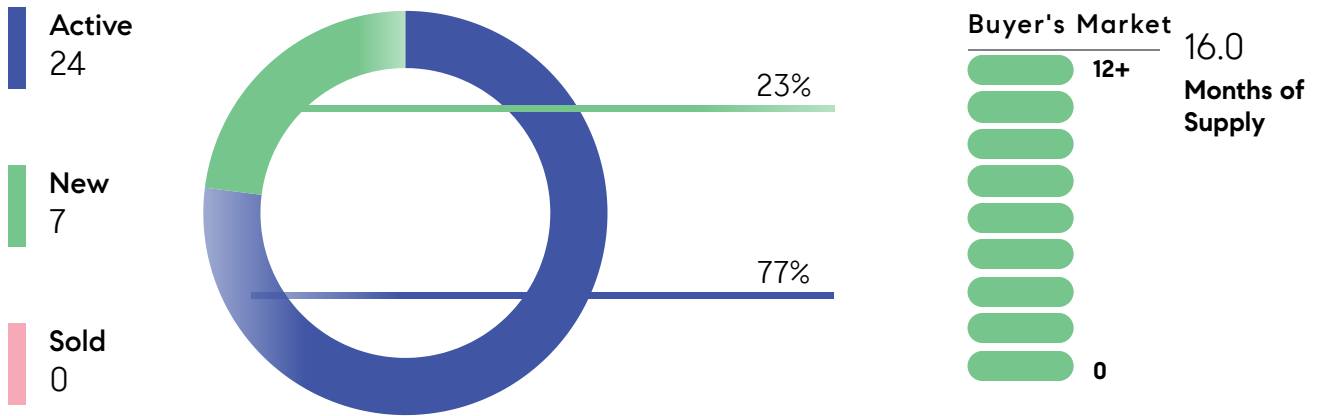
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$347,338	47	98.3%	\$327,104
YoY Change	0.7%	51.6%	-2.7%	0.6%

*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.

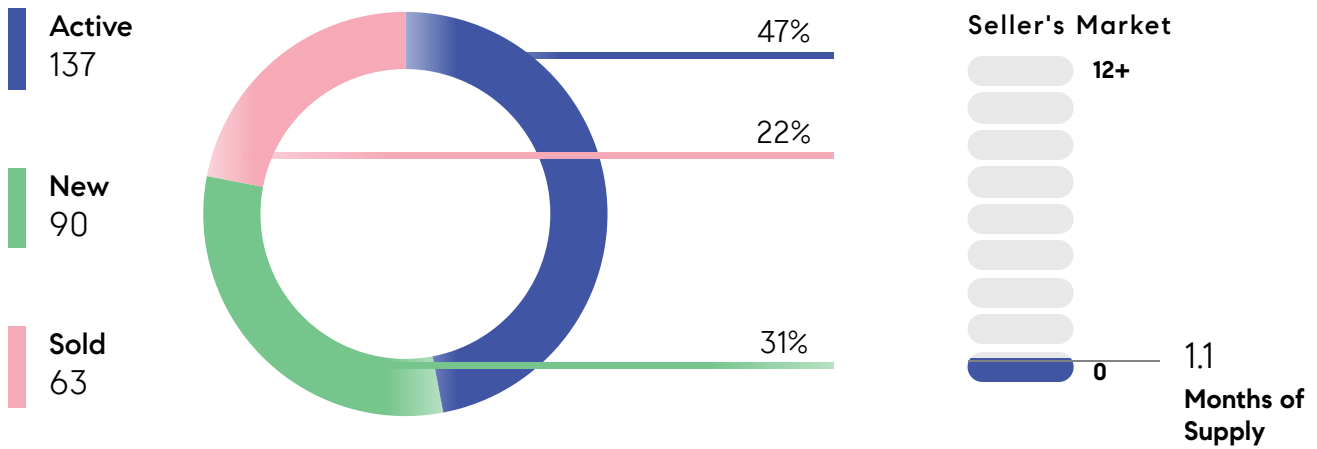
Acworth FEBRUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$1,800,000	-	-	-
YoY Change	-12.9%	-	-	-

DETACHED UNDER 1M



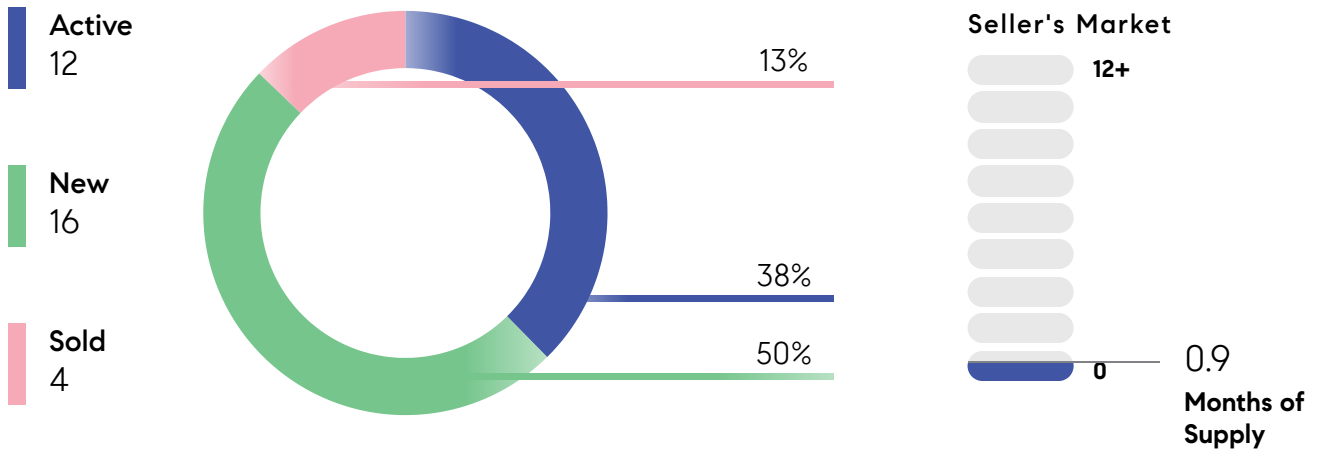
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$461,684	57	89.7%	\$414,061
YoY Change	7.7%	147.8%	-2.4%	5.1%

*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.

Acworth FEBRUARY 2023

ATTACHED UNDER 1M



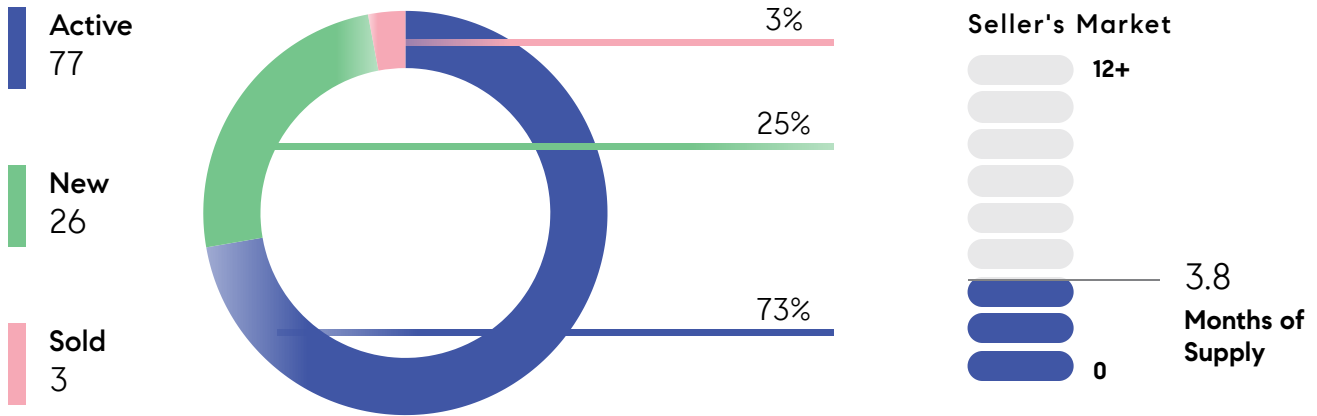
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$412,275	21	88.2%	\$363,551
YoY Change	13.8%	23.5%	10.8%	26.2%

*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.

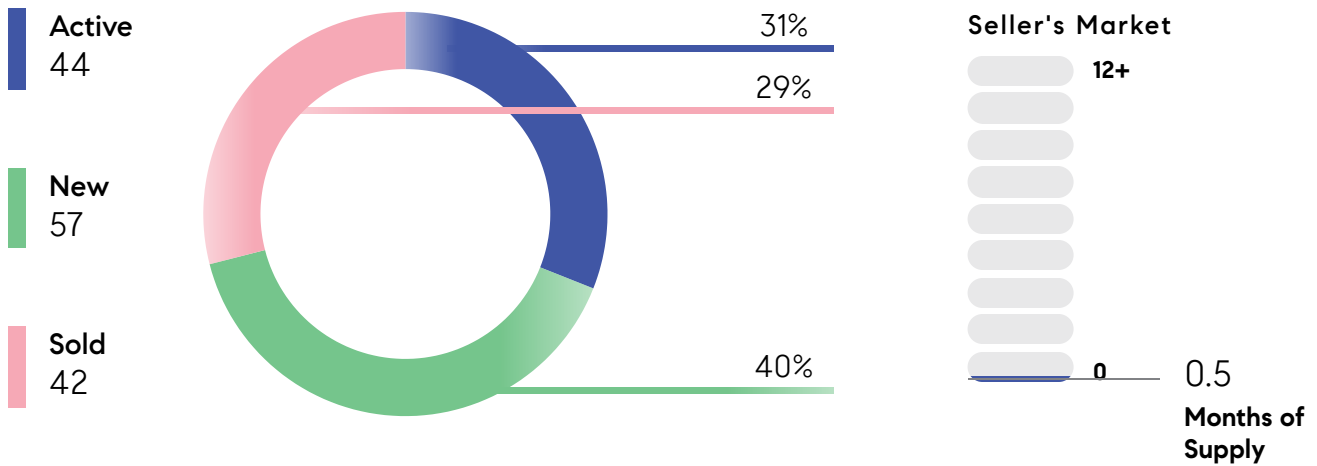
Alpharetta FEBRUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$1,610,943	146	133.8%	\$2,155,000
YoY Change	-15.2%	1,227.3%	72.6%	46.4%

DETACHED UNDER 1M



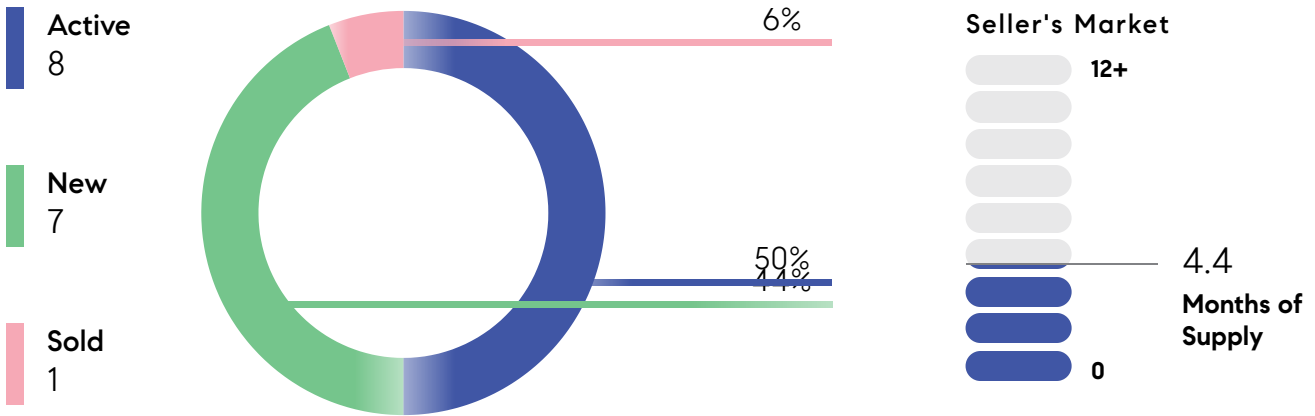
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$657,189	52	99.8%	\$655,827
YoY Change	8.3%	147.6%	-0.9%	7.3%

*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.

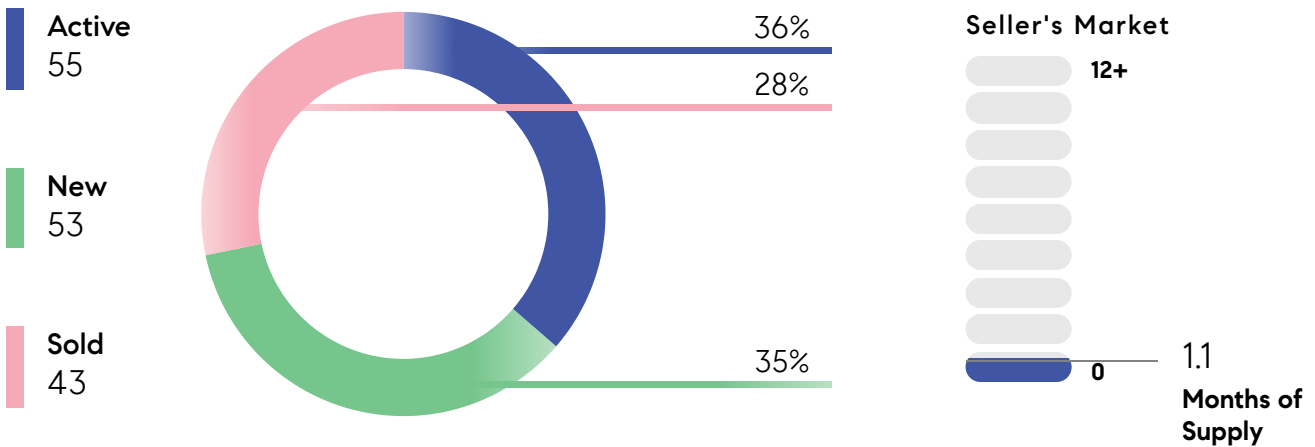
Alpharetta FEBRUARY 2023

ATTACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$1,155,432	0	92.1%	\$1,063,805
YoY Change	5.0%	-	0.8%	5.9%

ATTACHED UNDER 1M



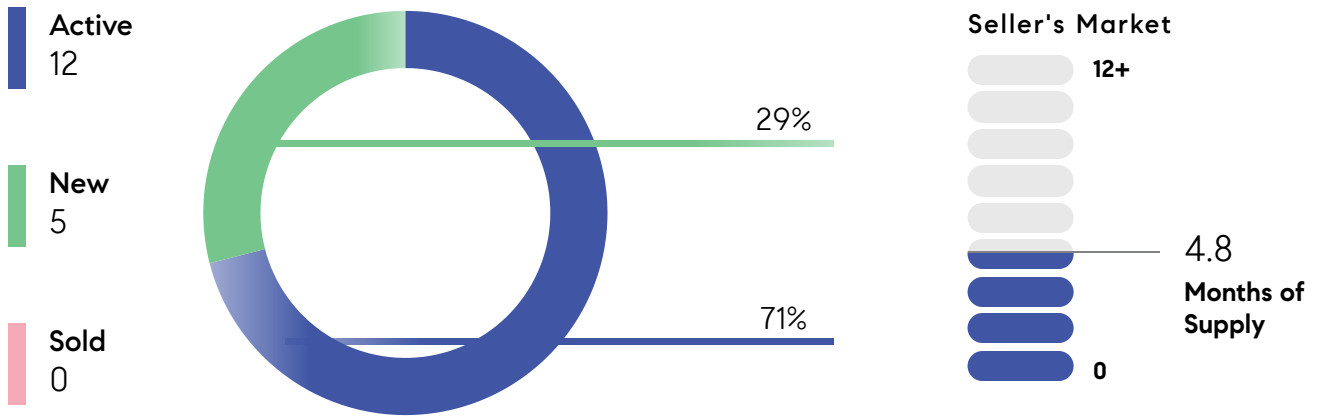
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$536,795	53	89.1%	\$478,382
YoY Change	10.6%	152.4%	-6.8%	3.1%

*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.

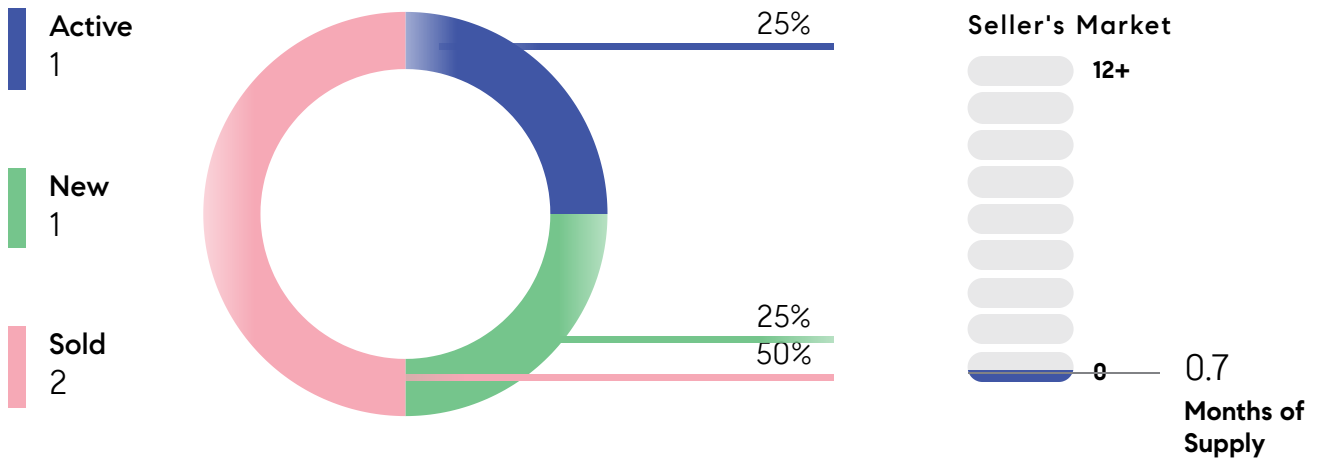
Ansley Park FEBRUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$3,496,800	-	-	-
YoY Change	44.0%	-	-	-

DETACHED UNDER 1M



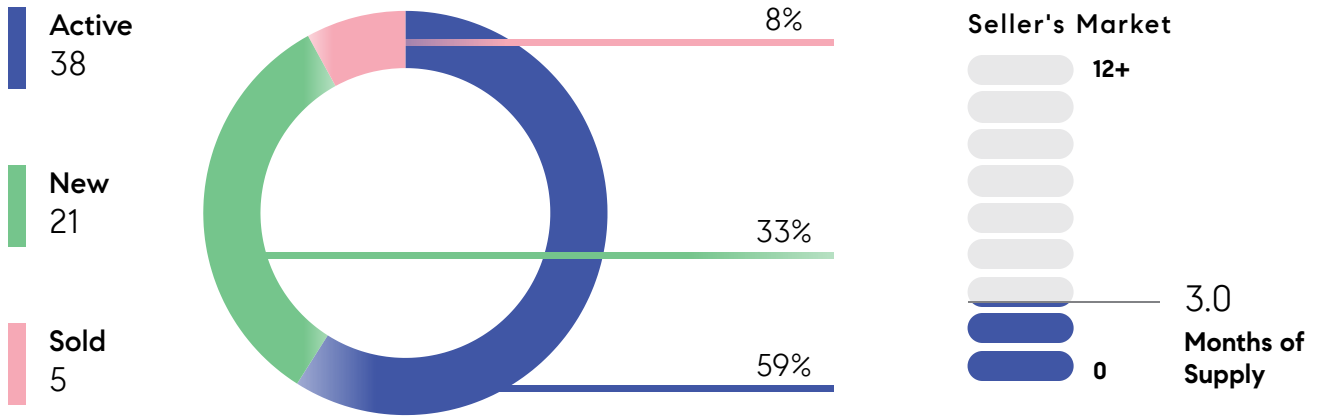
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$180,000	25	213.9%	\$385,000
YoY Change	-69.7%	-63.8%	828.9%	181.0%

*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.

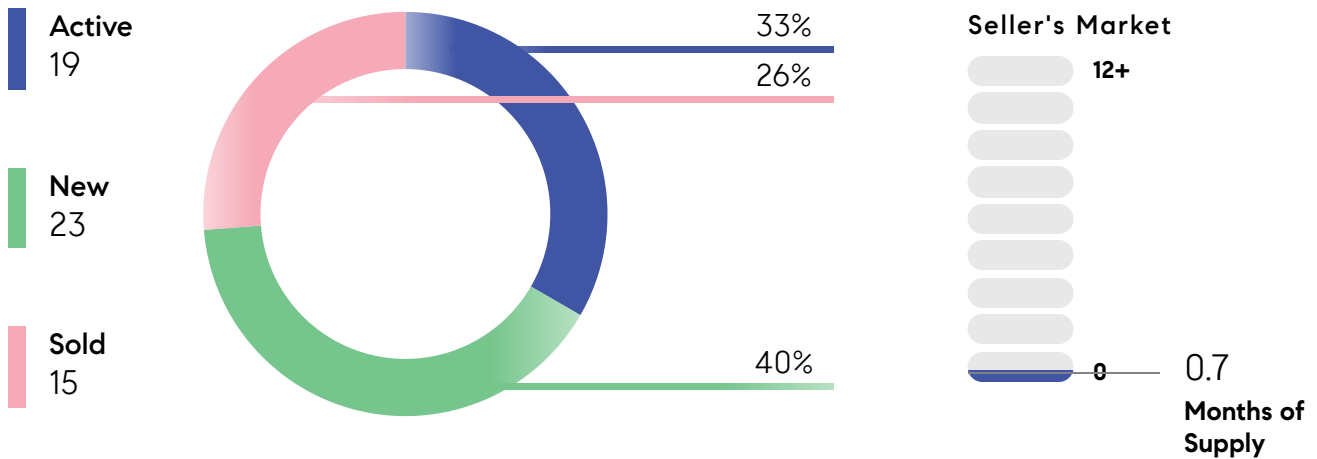
Brookhaven FEBRUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$1,621,947	68	93.9%	\$1,523,000
YoY Change	8.7%	385.7%	8.5%	17.9%

DETACHED UNDER 1M



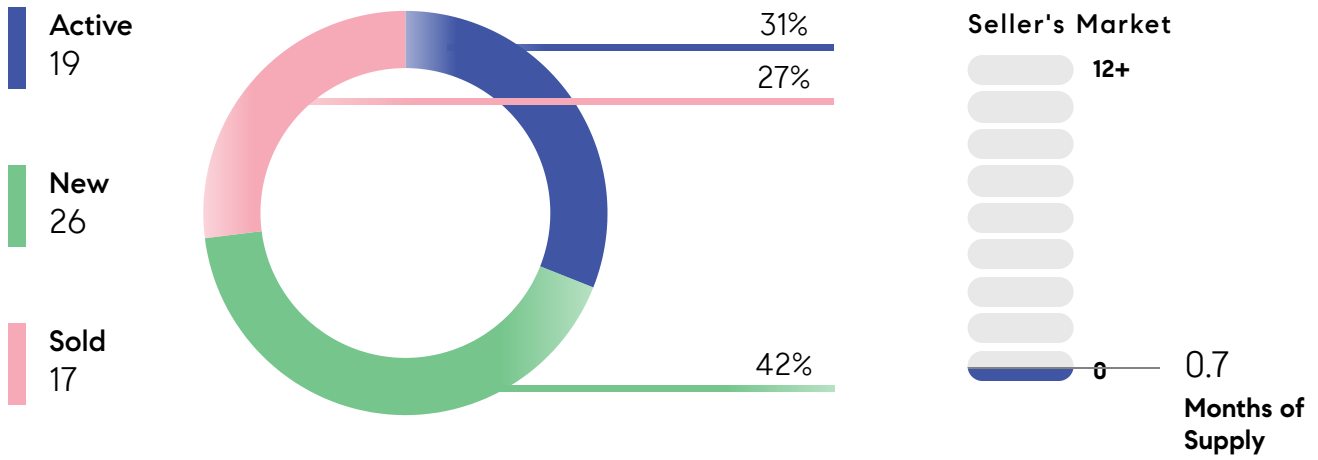
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$642,496	53	100.7%	\$646,767
YoY Change	-10.5%	17.8%	3.4%	-7.4%

*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.

Brookhaven FEBRUARY 2023

ATTACHED UNDER 1M



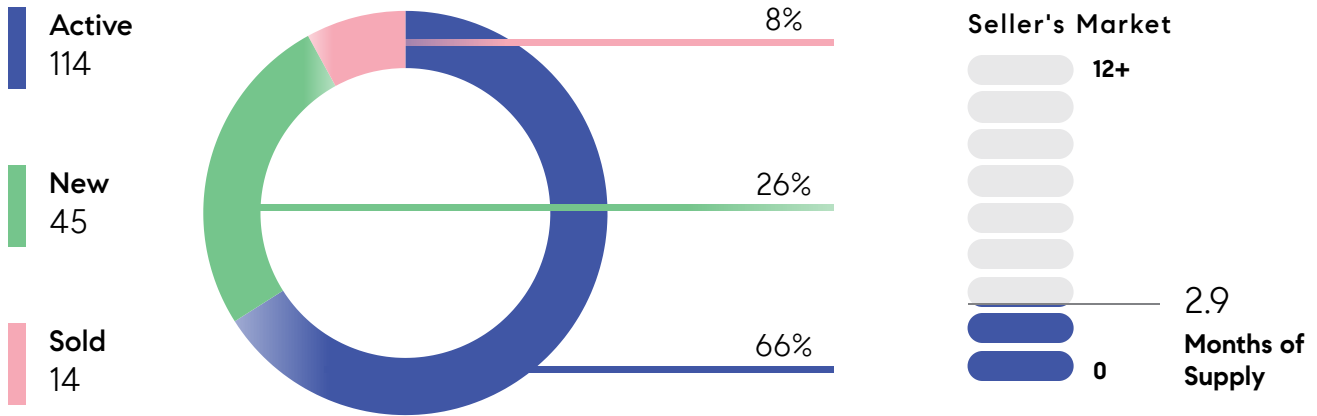
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$430,311	48	96.6%	\$415,718
YoY Change	-1.0%	92.0%	-6.0%	-7.0%

*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.

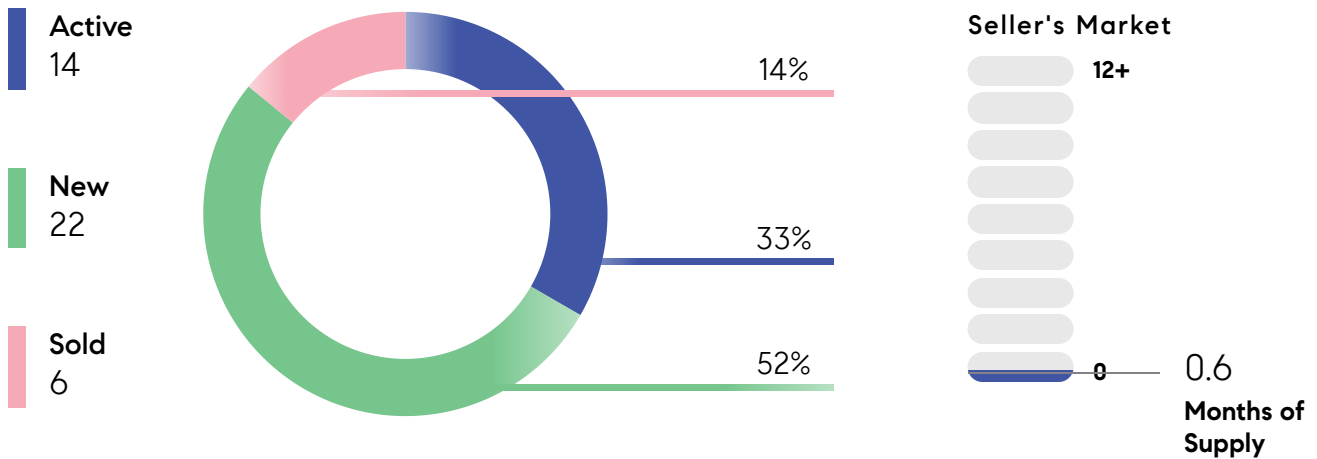
Buckhead FEBRUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$2,591,284	94	111.0%	\$2,875,929
YoY Change	-10.8%	64.9%	54.6%	37.9%

DETACHED UNDER 1M



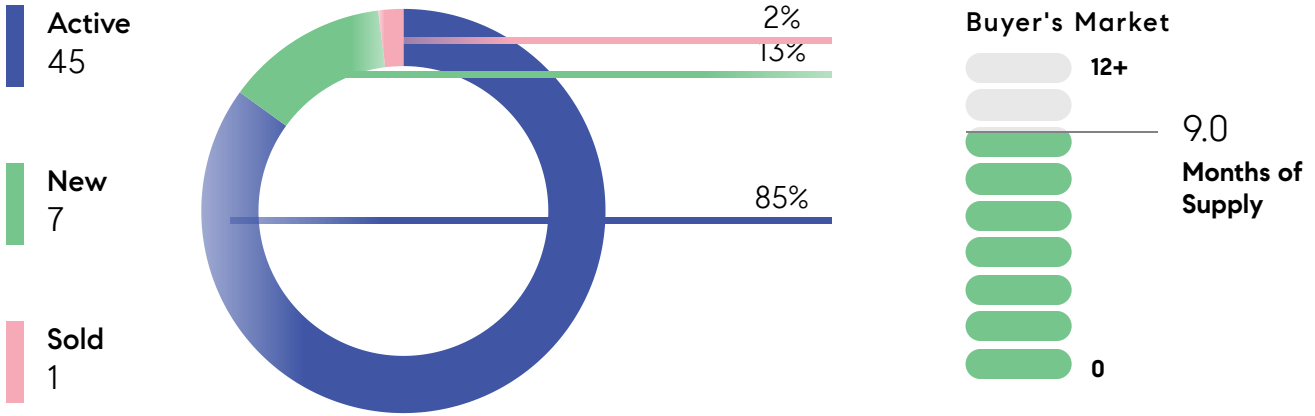
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$787,314	56	106.8%	\$840,667
YoY Change	-0.5%	40.0%	6.2%	5.6%

*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.

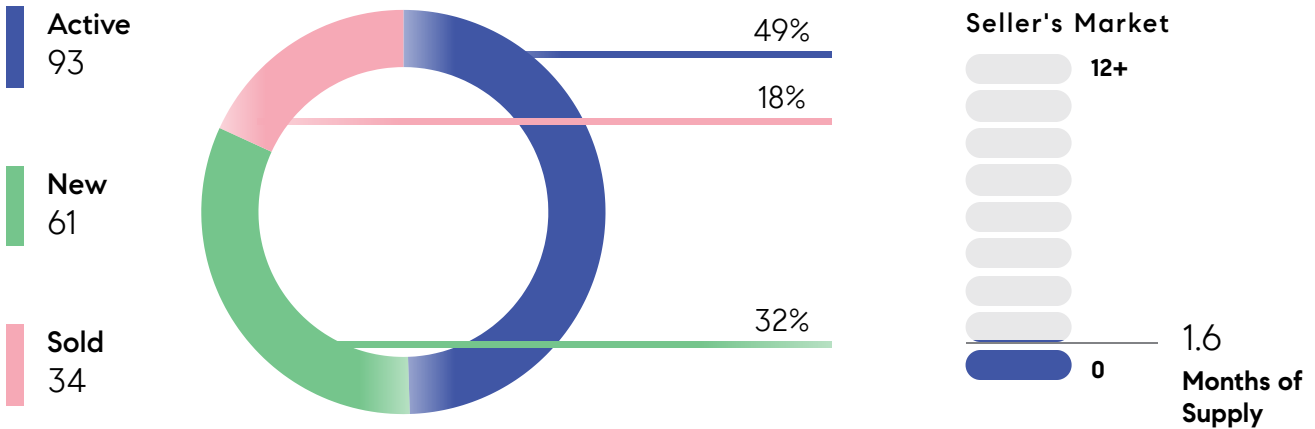
Buckhead FEBRUARY 2023

ATTACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$1,807,143	144	65.0%	\$1,175,000
YoY Change	-25.9%	-16.3%	-7.0%	-31.1%

ATTACHED UNDER 1M



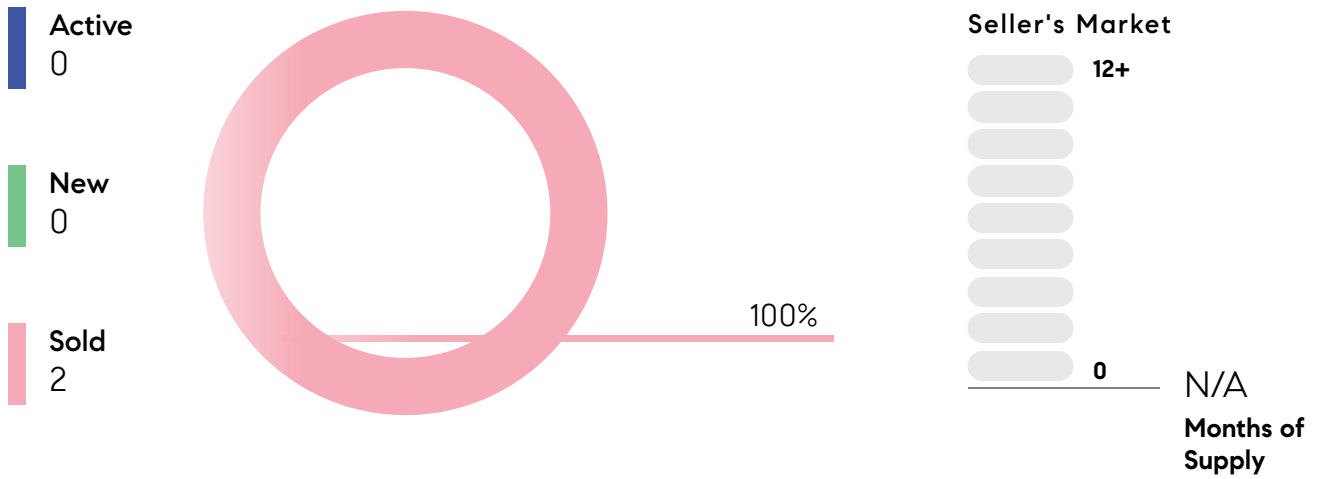
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$410,372	52	84.7%	\$347,551
YoY Change	4.7%	-24.6%	-10.2%	-6.0%

*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.

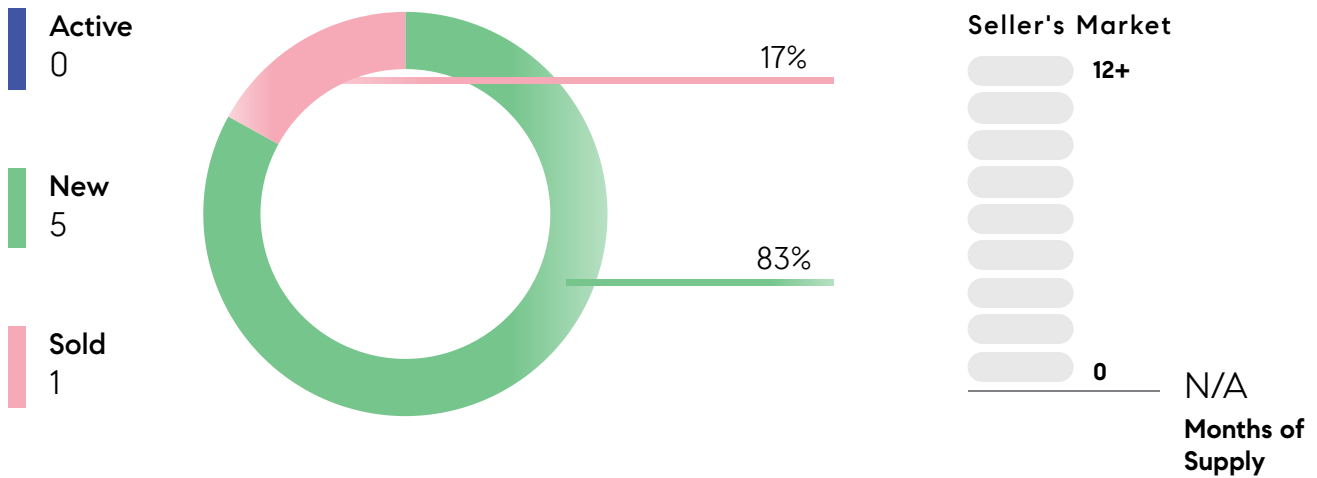
Candler Park FEBRUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	-	25	-	\$1,092,500
YoY Change	-	-	-	-

DETACHED UNDER 1M



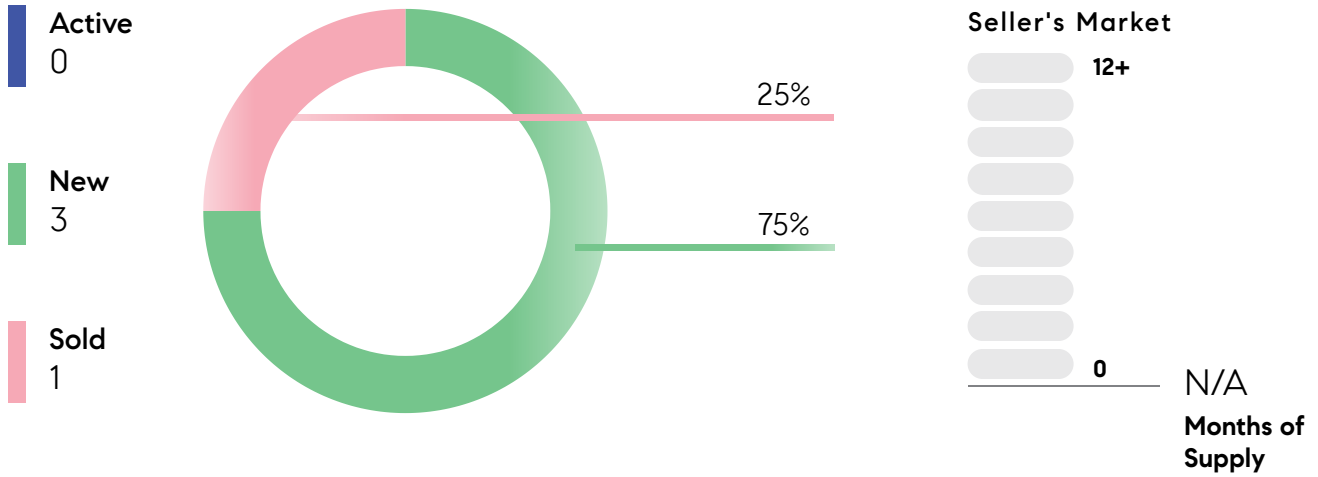
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$839,600	3	89.3%	\$750,000
YoY Change	0.8%	-94.3%	24.5%	25.5%

*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.

Candler Park FEBRUARY 2023

ATTACHED UNDER 1M



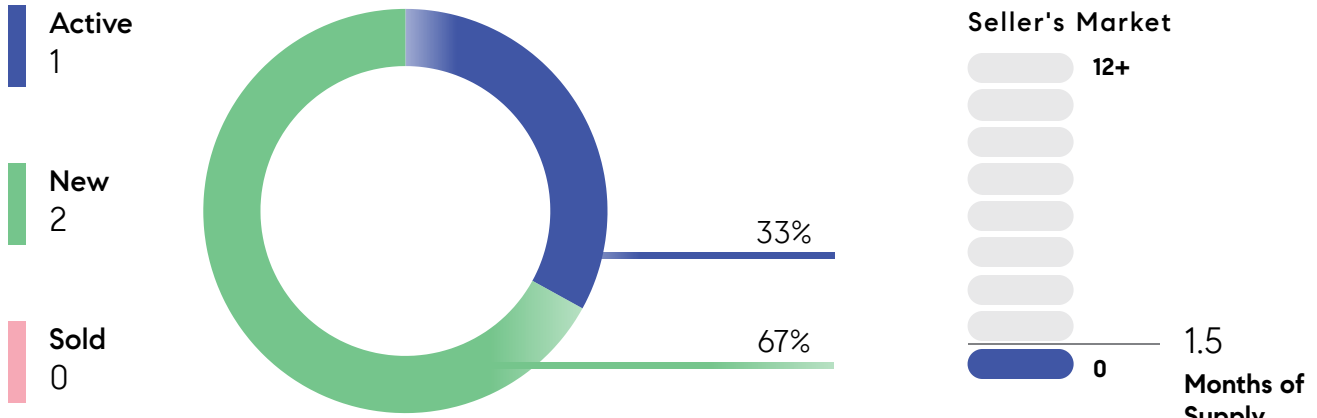
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$339,967	100	54.4%	\$185,000
YoY Change	11.5%	-32.0%	-66.4%	-62.5%

*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.

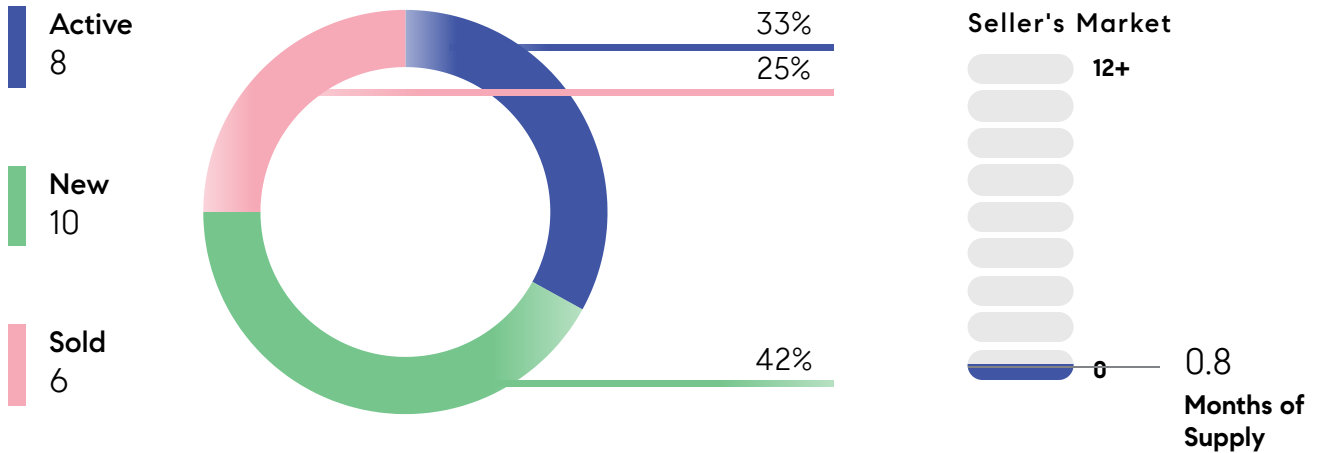
Chamblee FEBRUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$1,494,000	-	-	-
YoY Change	-	-	-	-

DETACHED UNDER 1M



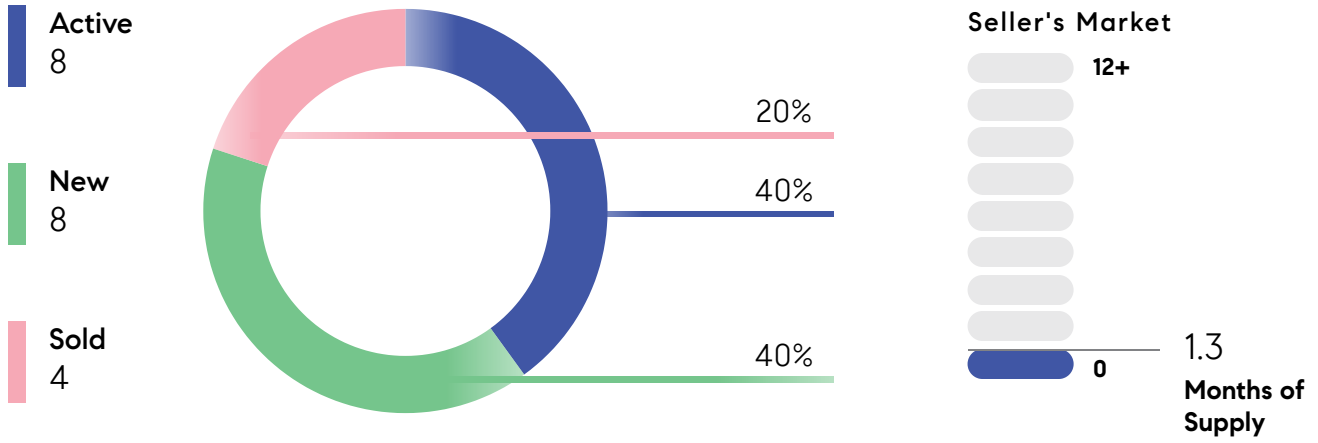
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$504,190	57	97.3%	\$490,817
YoY Change	-2.5%	159.1%	-23.8%	-25.7%

*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 2023

ATTACHED UNDER 1M



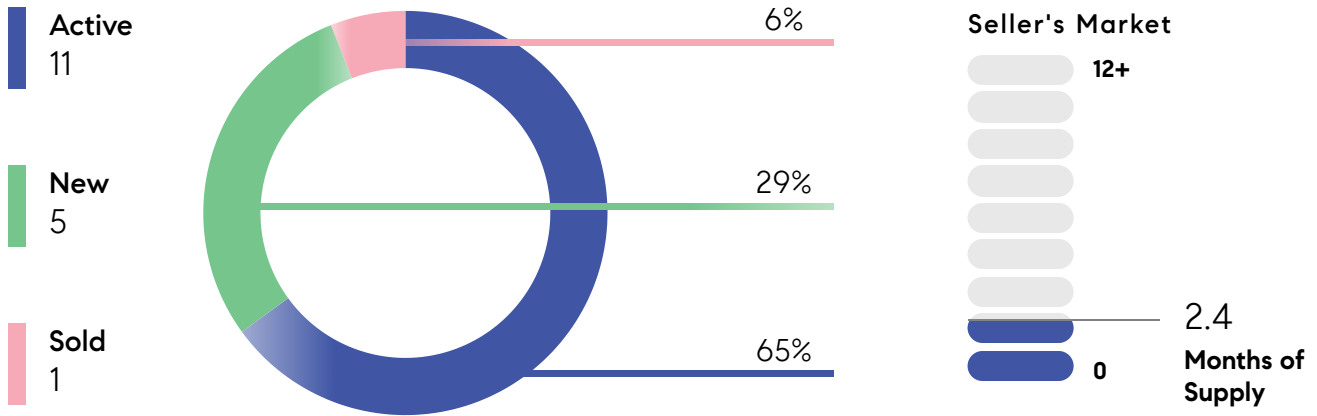
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$412,649	27	126.8%	\$523,135
YoY Change	113.4%	440.0%	-41.0%	26.0%

*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.

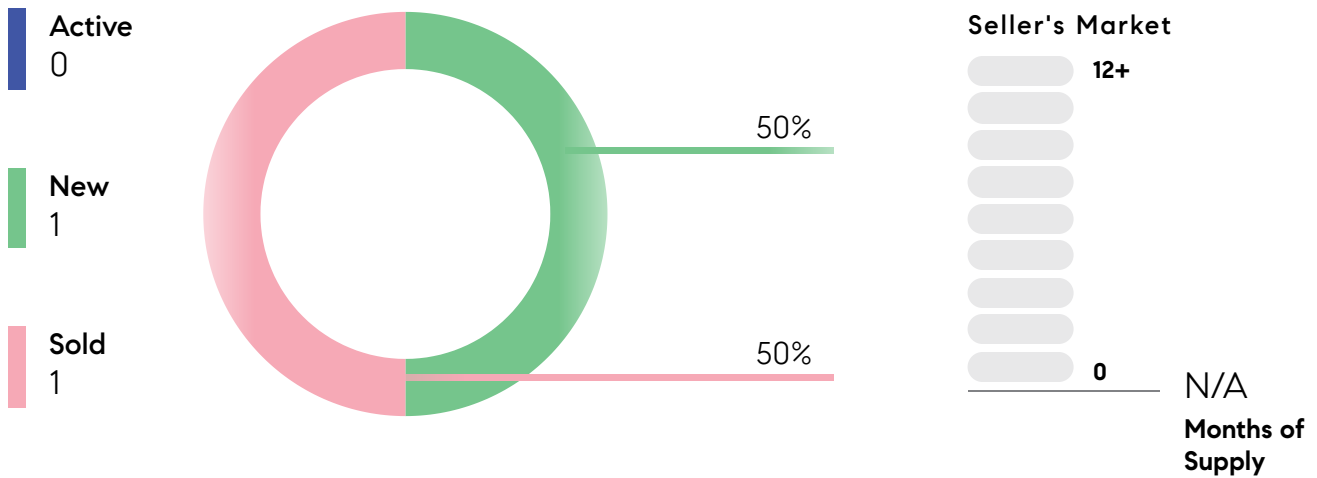
Chastain Park FEBRUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$2,864,400	96	56.7%	\$1,625,000
YoY Change	68.0%	-5.0%	-26.5%	23.4%

DETACHED UNDER 1M



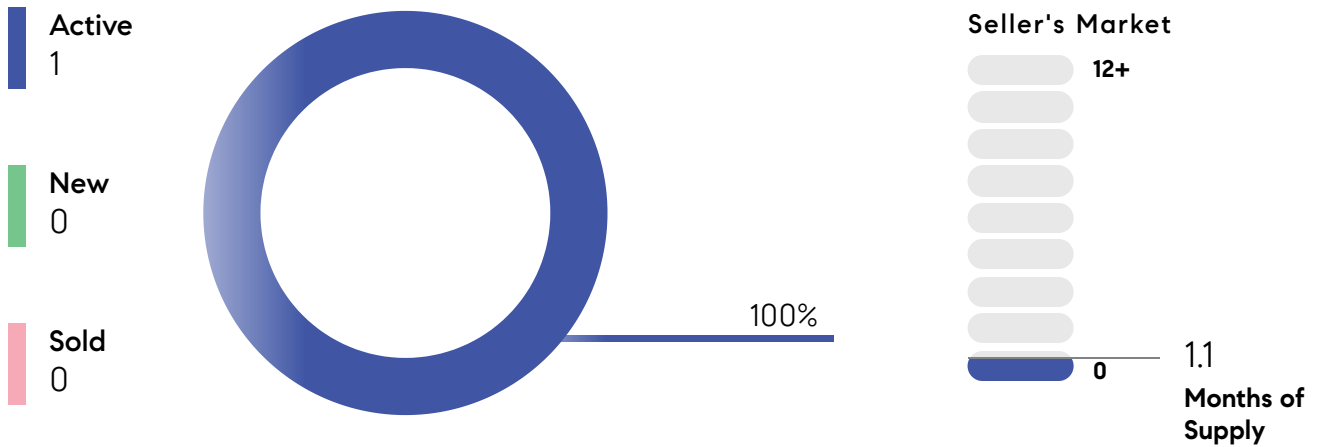
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$950,000	82	65.3%	\$620,000
YoY Change	13.1%	74.5%	-37.7%	-29.5%

*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.

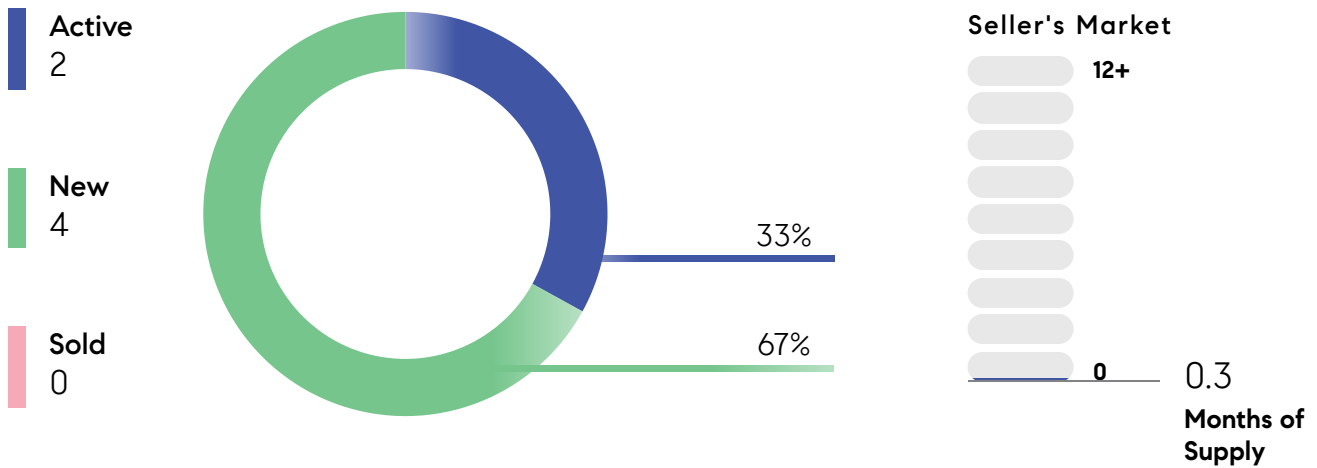
Collier Hills FEBRUARY 2023

DETACHED OVER 1M



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

DETACHED UNDER 1M



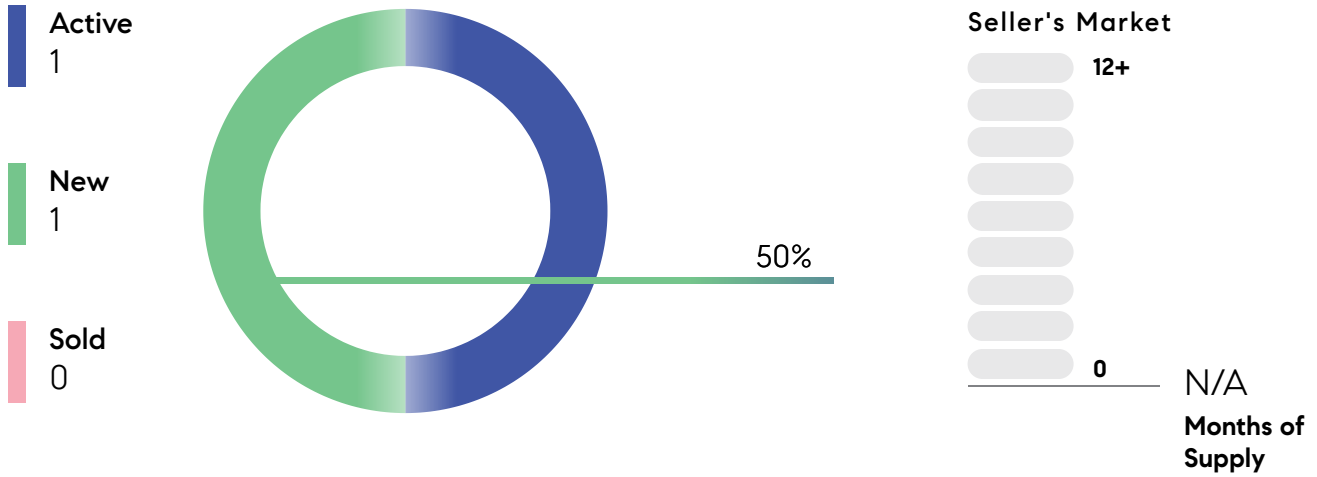
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$533,725	-	-	-
YoY Change	0.0%	-	-	-

*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.

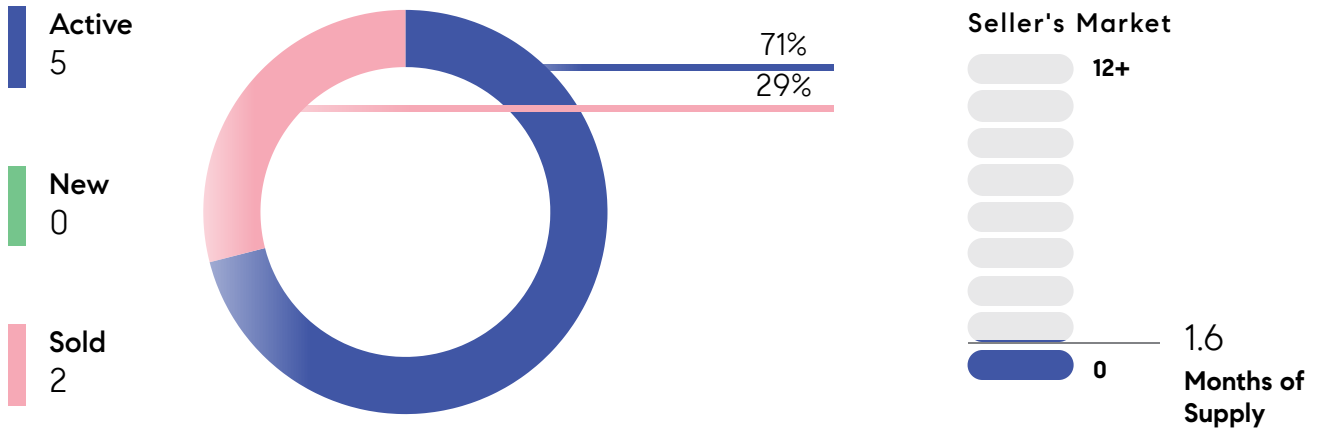
Collier Hills FEBRUARY 2023

ATTACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$1,150,000	-	-	-
YoY Change	-	-	-	-

ATTACHED UNDER 1M



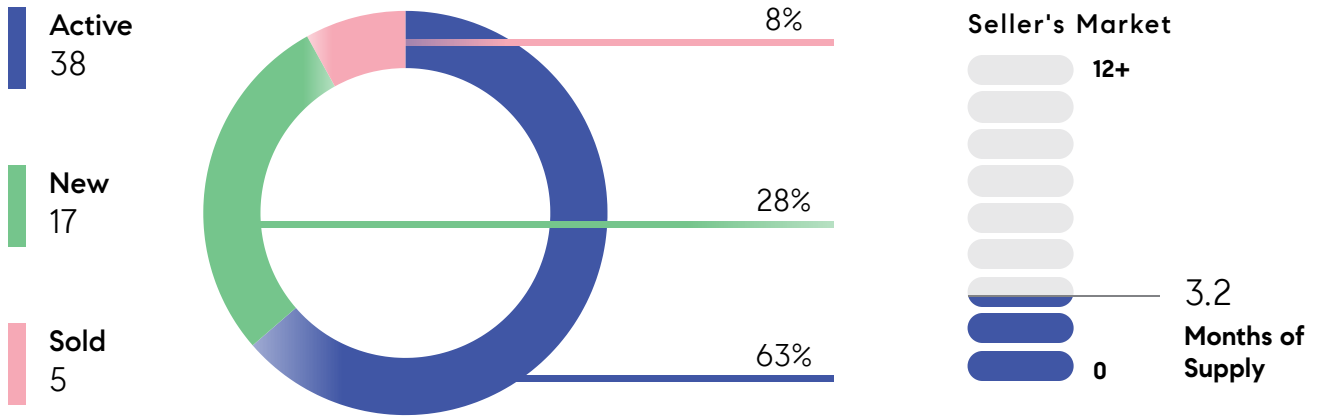
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	-	22	-	\$817,500
YoY Change	-	-66.7%	-	21.1%

*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.

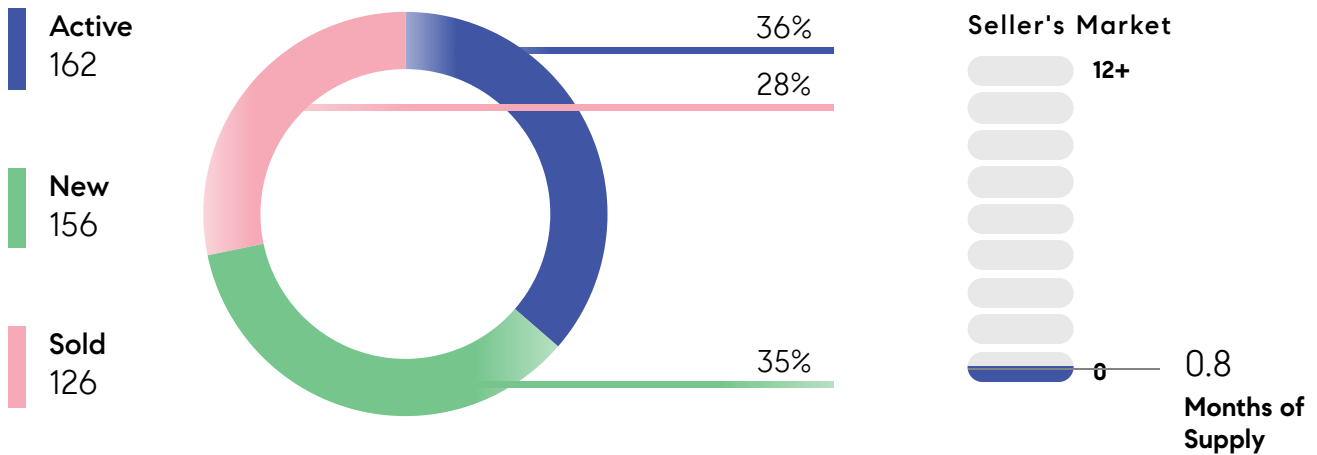
Cumming FEBRUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$1,746,046	43	80.7%	\$1,408,720
YoY Change	13.5%	13.2%	-20.9%	-10.2%

DETACHED UNDER 1M



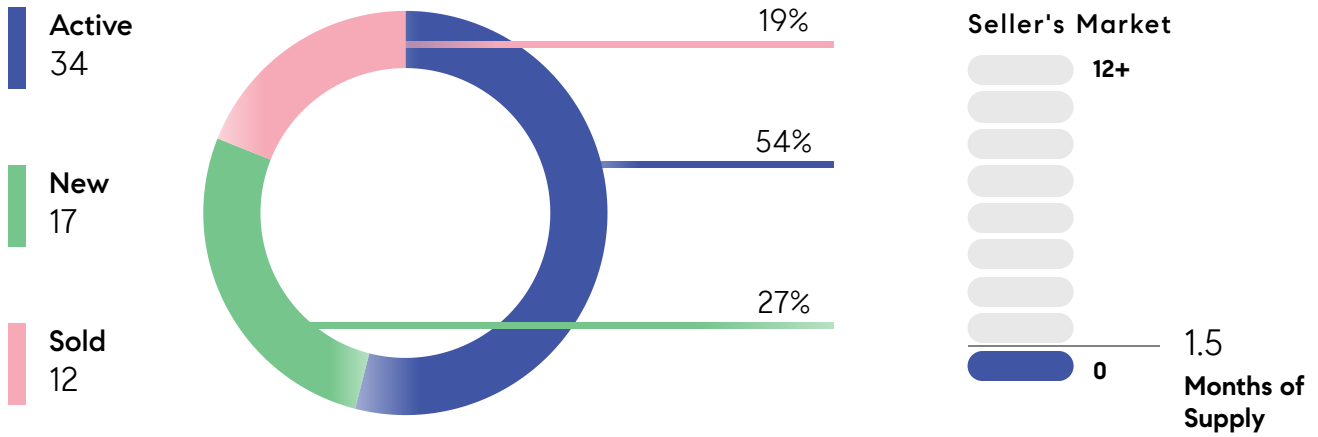
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$569,267	55	94.2%	\$536,404
YoY Change	4.2%	189.5%	-2.0%	2.1%

*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.

Cumming FEBRUARY 2023

ATTACHED UNDER 1M



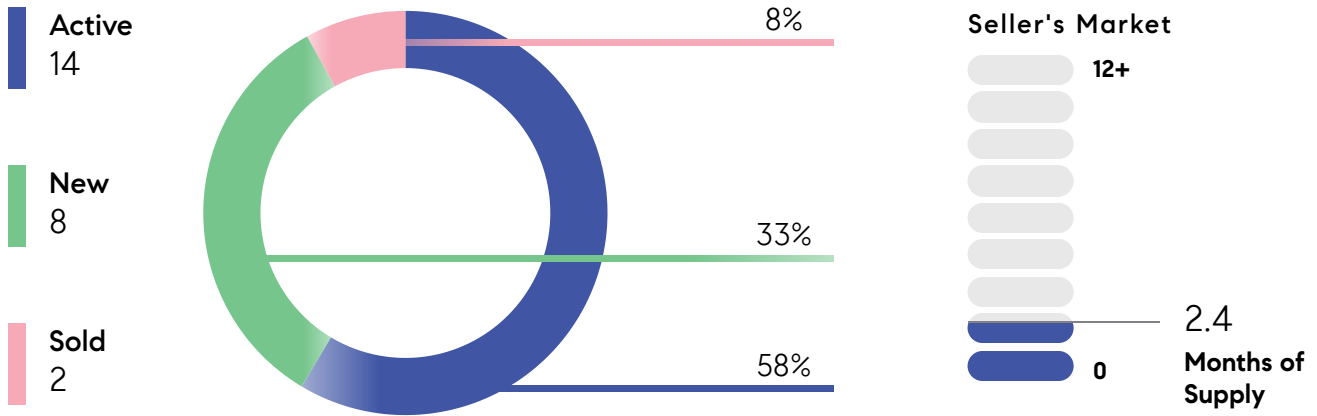
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$465,779	48	89.1%	\$415,238
YoY Change	19.7%	433.3%	-12.2%	5.2%

*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.

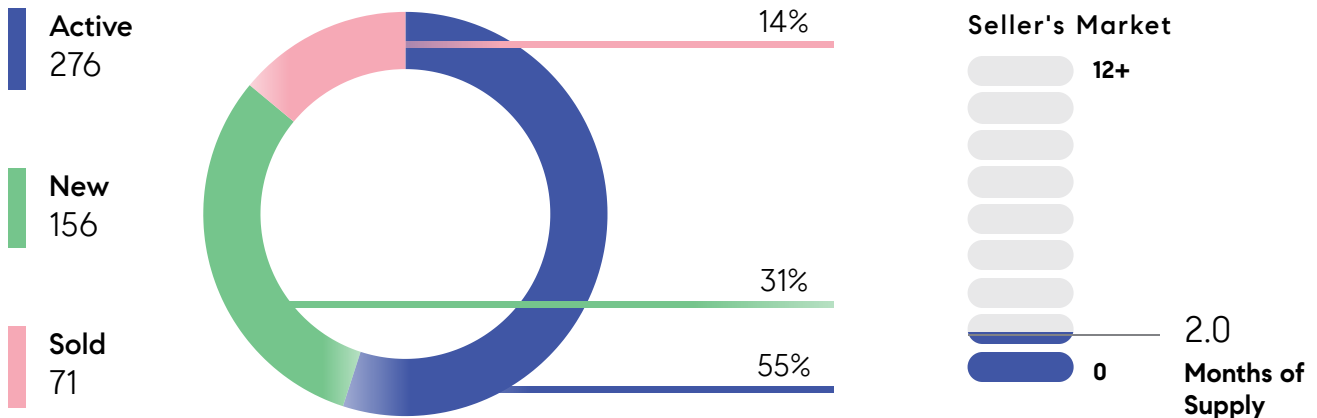
Decatur FEBRUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$1,483,750	6	93.2%	\$1,382,500
YoY Change	21.7%	-	-	-

DETACHED UNDER 1M



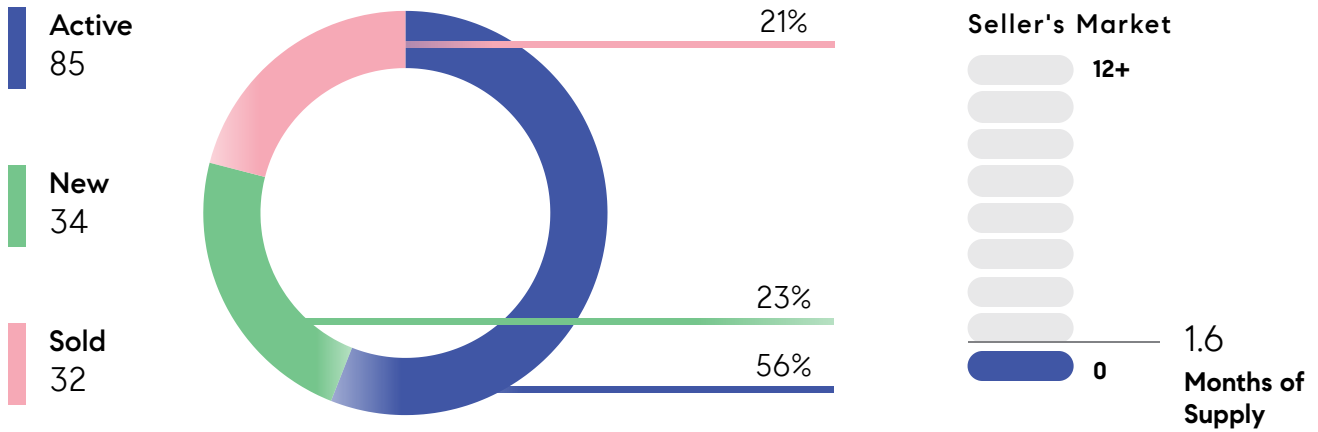
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$388,722	60	95.1%	\$369,779
YoY Change	4.9%	140.0%	-5.9%	-1.3%

*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.

Decatur FEBRUARY 2023

ATTACHED UNDER 1M



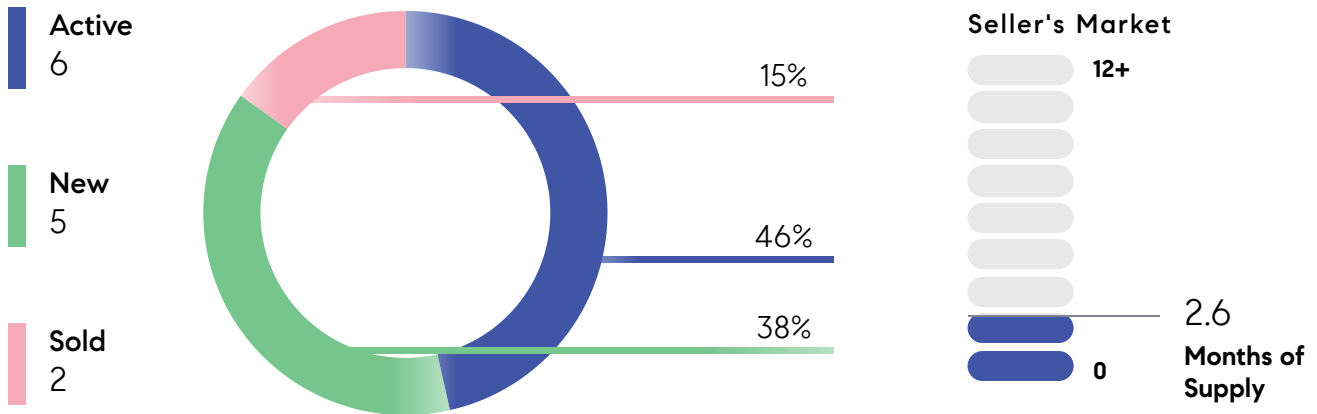
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$396,189	31	69.5%	\$275,279
YoY Change	71.4%	-13.9%	-43.0%	-2.3%

*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.

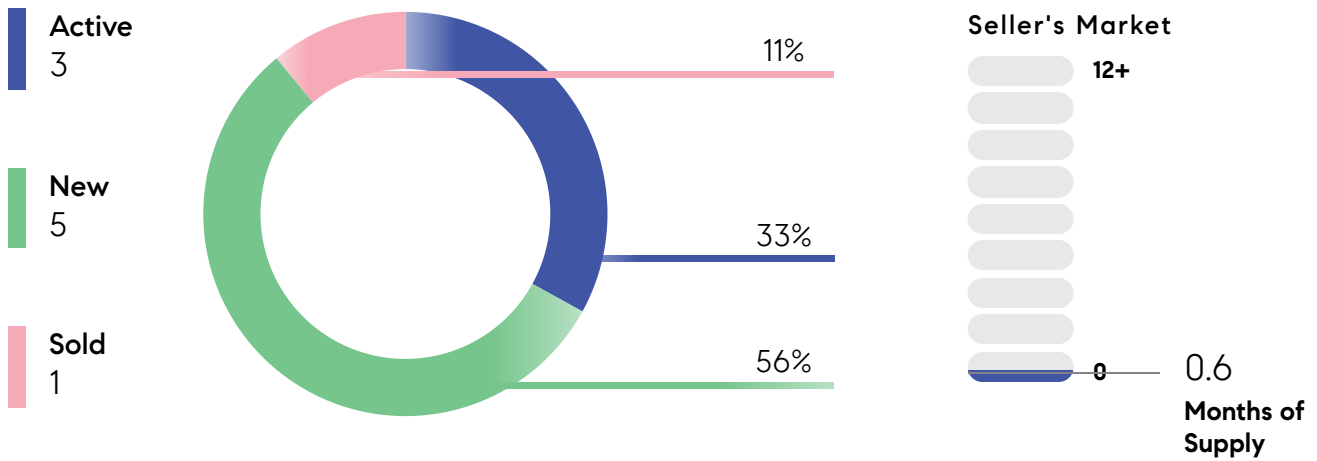
Druid Hills FEBRUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$1,899,000	12	83.6%	\$1,587,500
YoY Change	2.6%	100.0%	34.4%	37.9%

DETACHED UNDER 1M



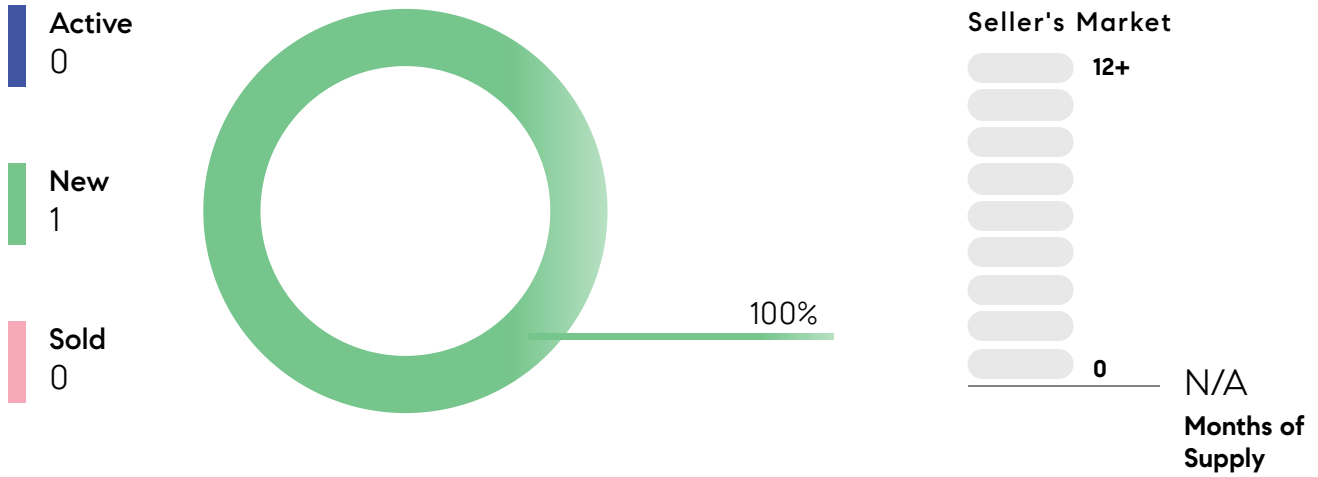
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$749,380	101	49.4%	\$370,000
YoY Change	-1.6%	173.0%	-49.4%	-50.2%

*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.

Druid Hills FEBRUARY 2023

ATTACHED UNDER 1M



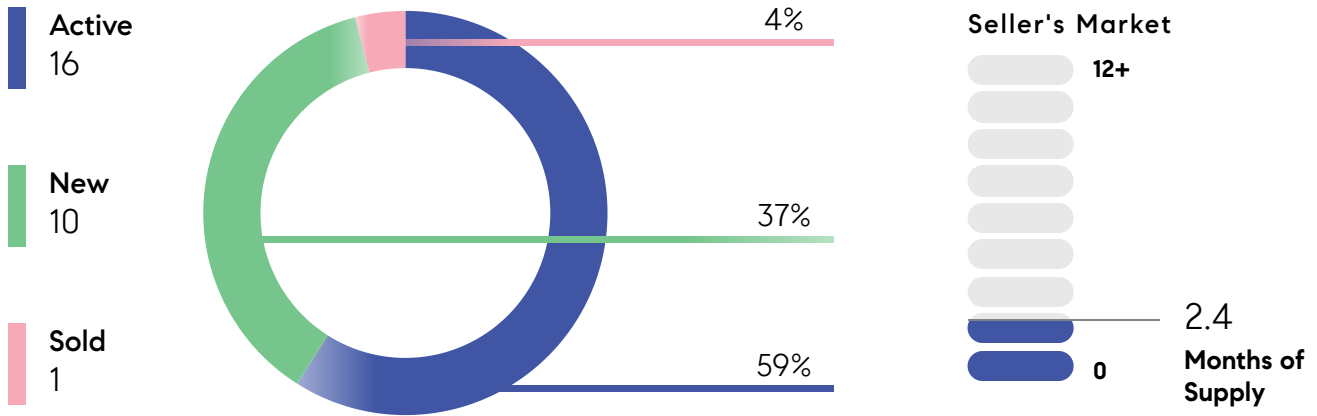
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$598,500	-	-	-
YoY Change	-	-	-	-

*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.

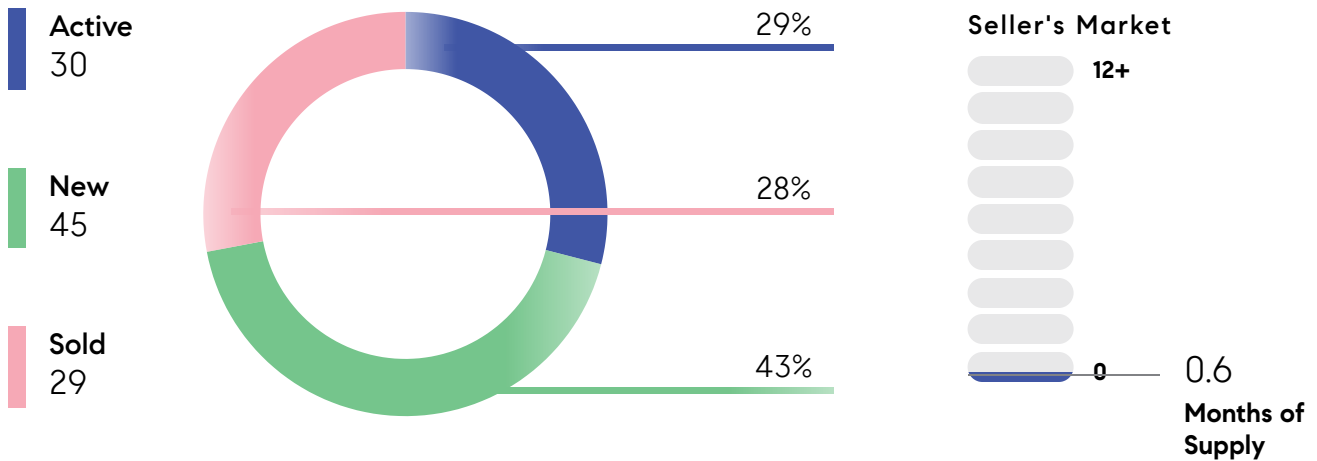
Duluth FEBRUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$1,575,990	3	85.7%	\$1,350,000
YoY Change	3.9%	-62.5%	9.5%	13.8%

DETACHED UNDER 1M



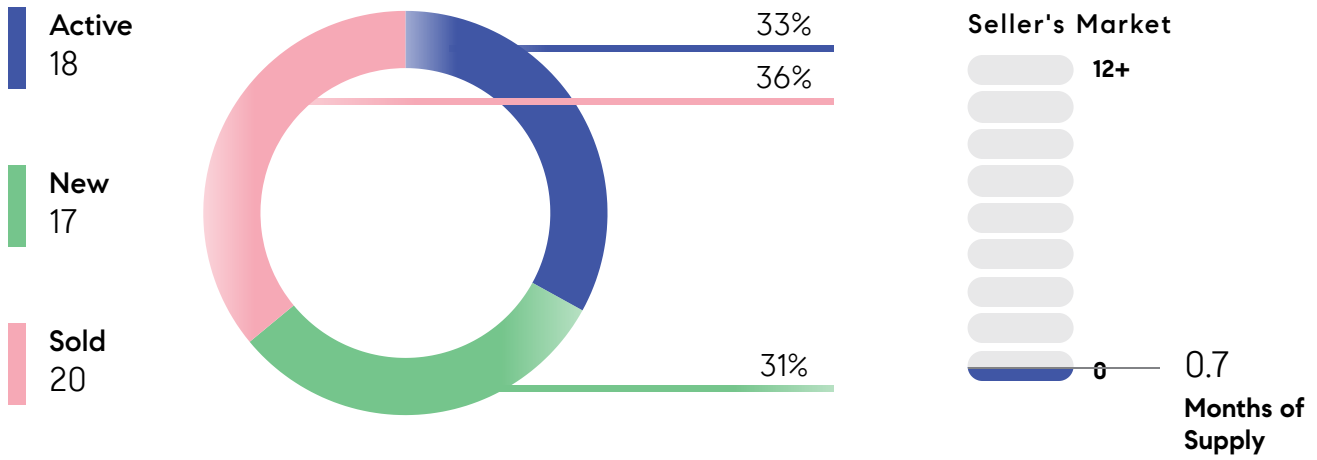
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$470,599	60	105.8%	\$498,122
YoY Change	-2.2%	185.7%	17.7%	15.2%

*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.

Duluth FEBRUARY 2023

ATTACHED UNDER 1M



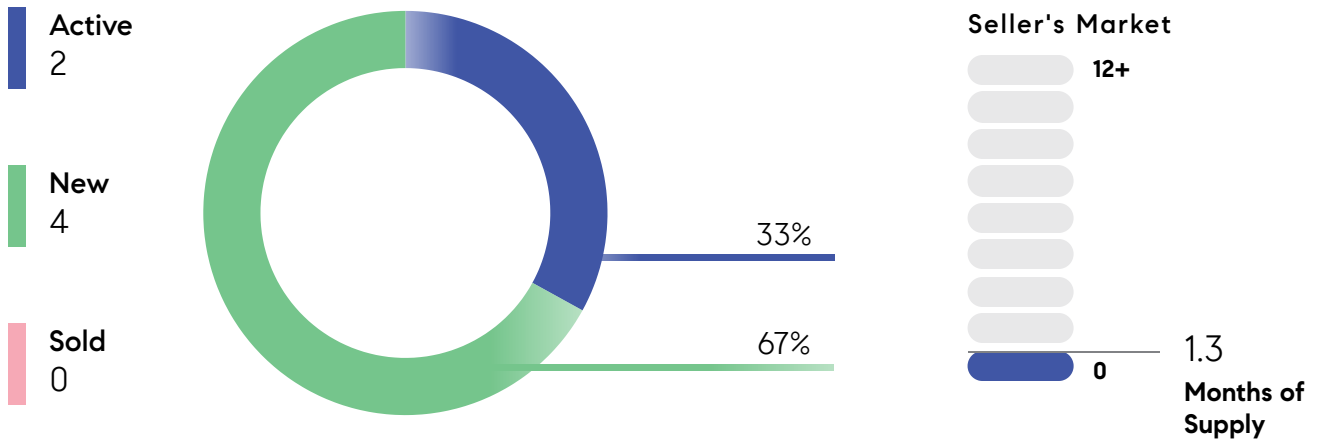
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$329,083	63	112.1%	\$368,851
YoY Change	11.7%	425.0%	4.9%	17.2%

*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.

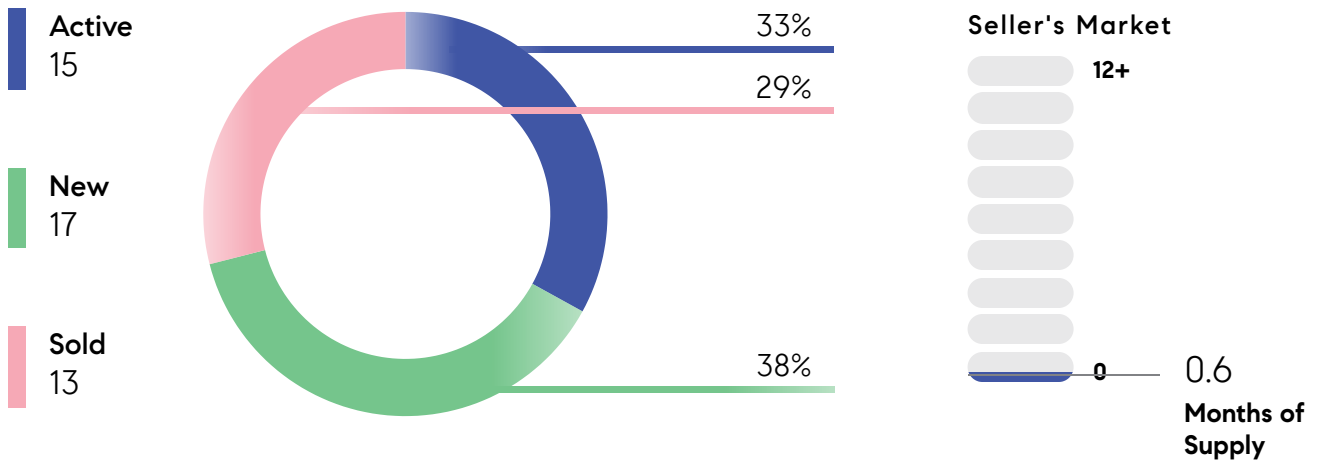
Dunwoody FEBRUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$1,271,250	-	-	-
YoY Change	24.0%	-	-	-

DETACHED UNDER 1M



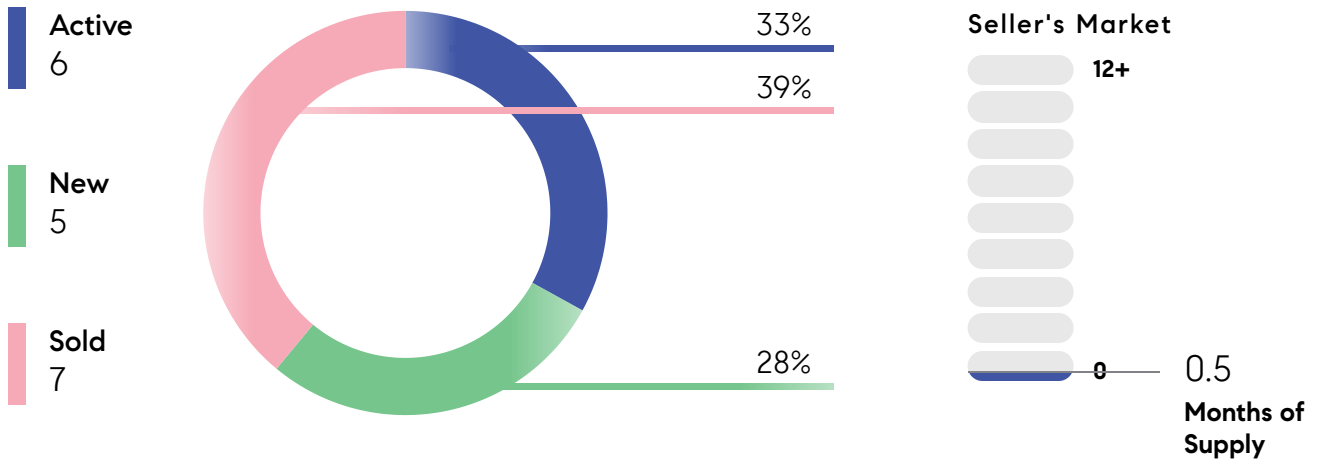
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$699,792	42	98.0%	\$685,508
YoY Change	8.4%	147.1%	-6.8%	1.0%

*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.

Dunwoody FEBRUARY 2023

ATTACHED UNDER 1M



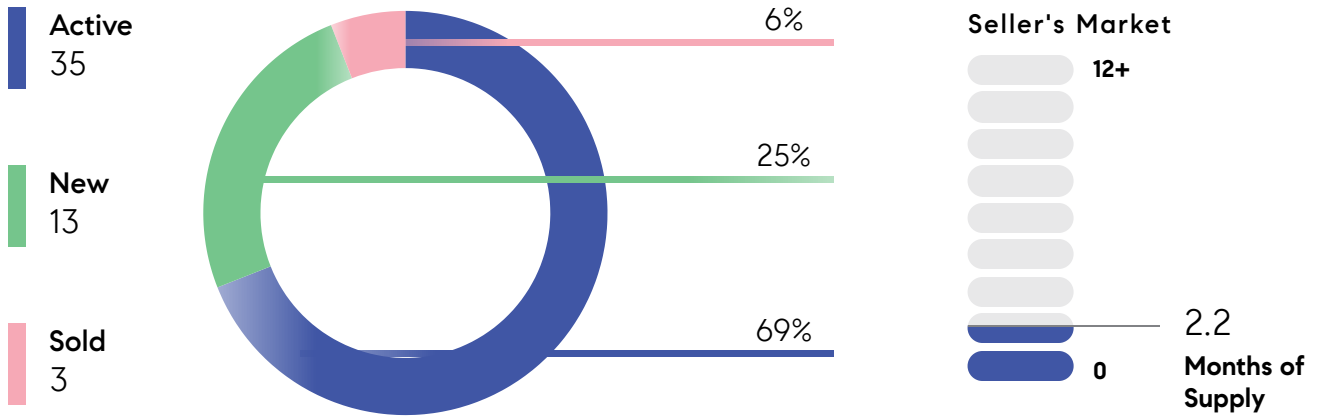
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$411,980	32	106.8%	\$440,143
YoY Change	3.2%	966.7%	0.8%	4.0%

*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.

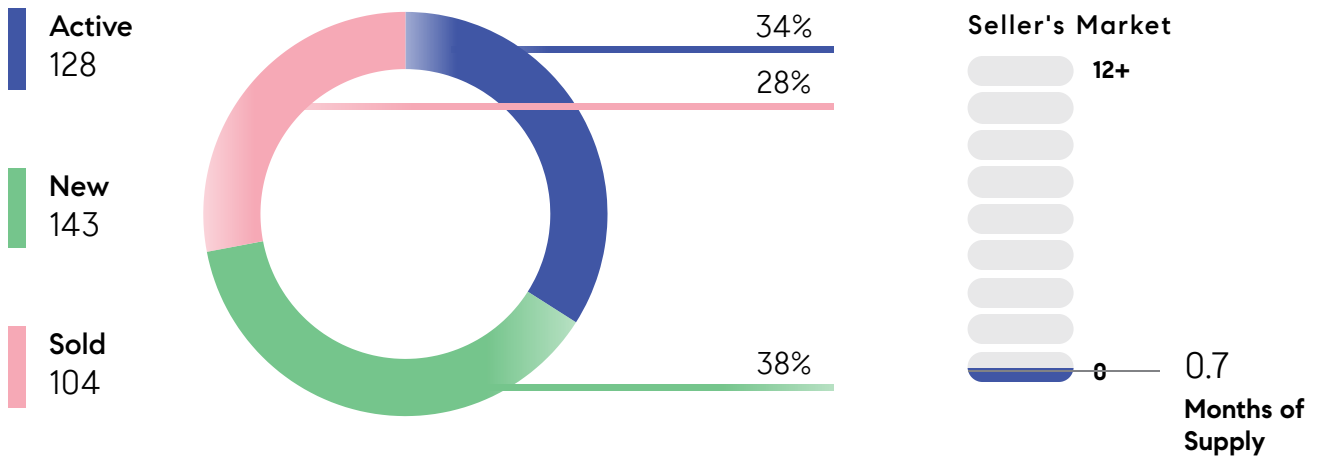
East Cobb FEBRUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$1,769,069	28	69.1%	\$1,222,333
YoY Change	9.0%	-67.1%	-20.8%	-13.6%

DETACHED UNDER 1M



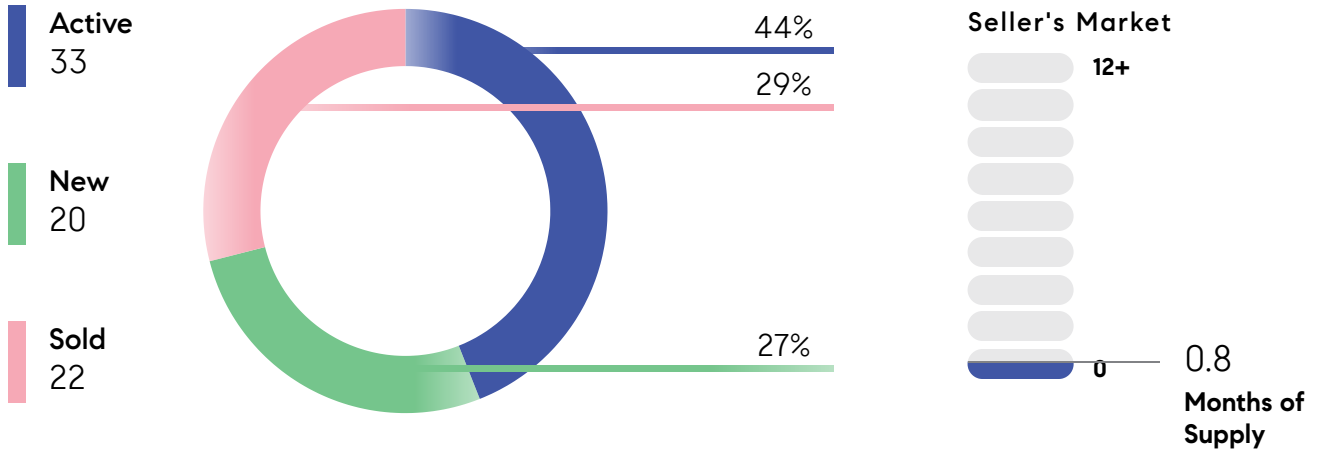
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$515,331	51	99.5%	\$512,692
YoY Change	3.7%	70.0%	0.0%	3.7%

*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.

East Cobb FEBRUARY 2023

ATTACHED UNDER 1M



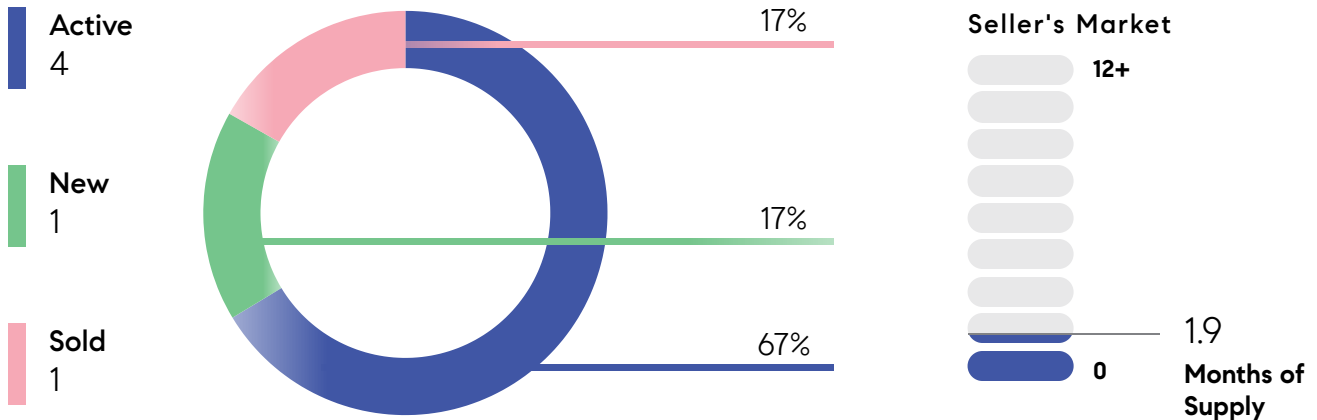
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$342,195	37	97.7%	\$334,455
YoY Change	-5.1%	208.3%	40.0%	32.9%

*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.

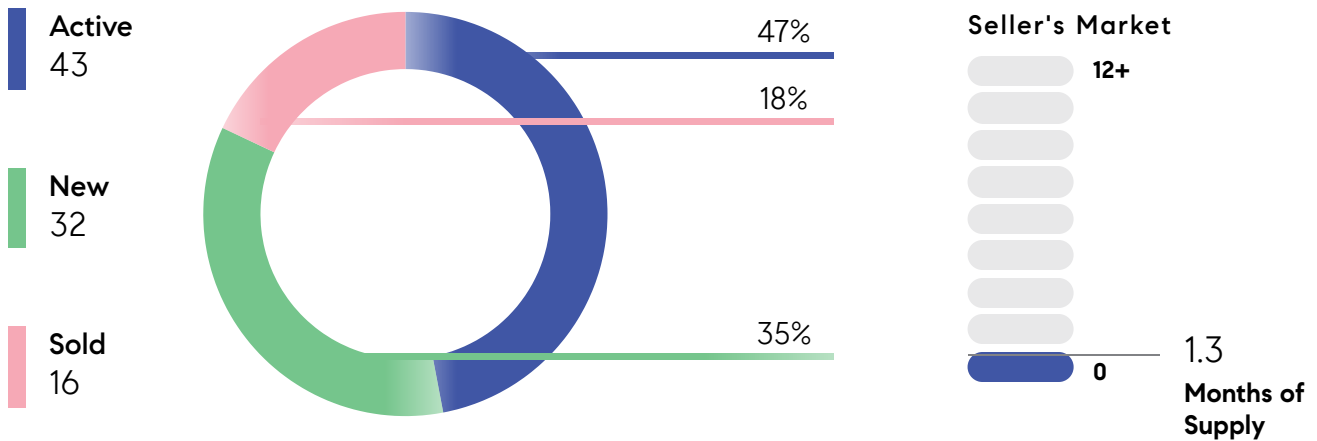
East Lake/Edgewood/Kirkwood FEBRUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$1,195,000	107	92.1%	\$1,100,000
YoY Change	1.7%	10,600.0%	-3.9%	-2.2%

DETACHED UNDER 1M



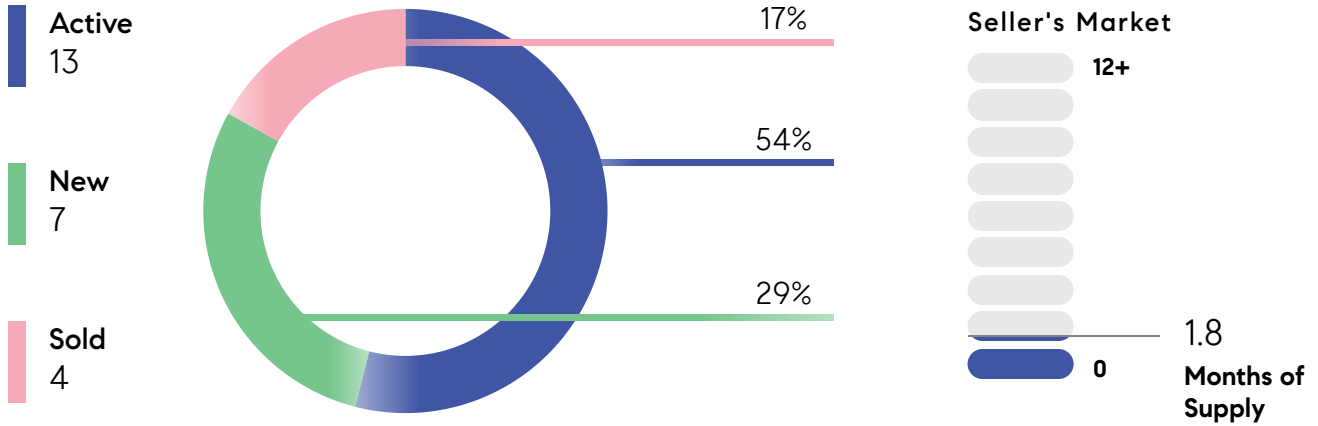
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$590,975	55	86.5%	\$511,119
YoY Change	25.2%	161.9%	-15.7%	5.5%

*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 Lake/Edgewood/Kirkwood FEBRUARY 2023

ATTACHED UNDER 1M



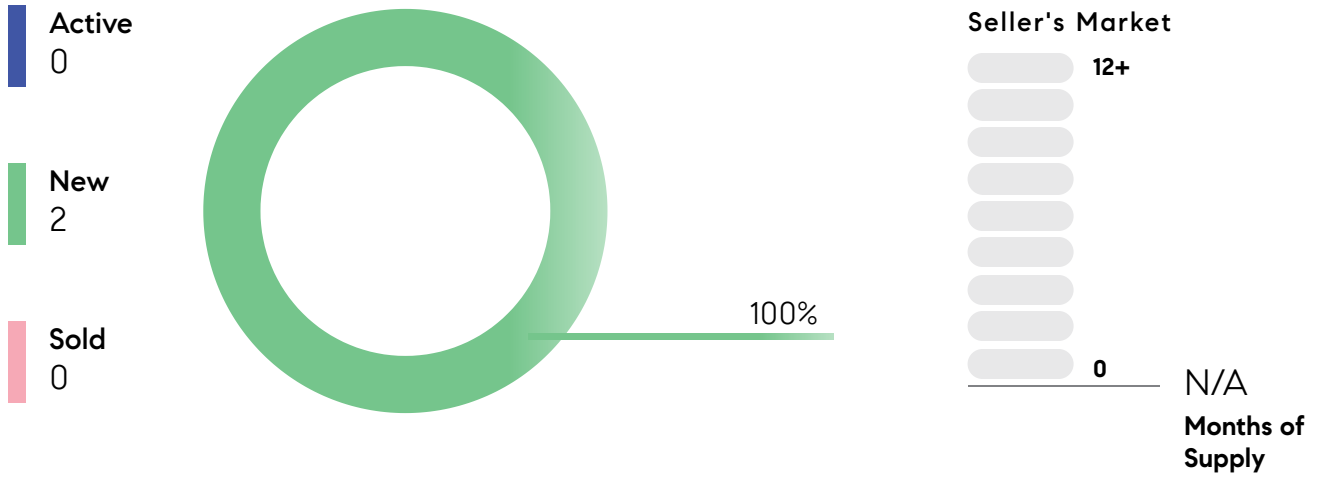
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$377,714	109	160.0%	\$604,350
YoY Change	5.4%	87.9%	17.7%	24.0%

*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.

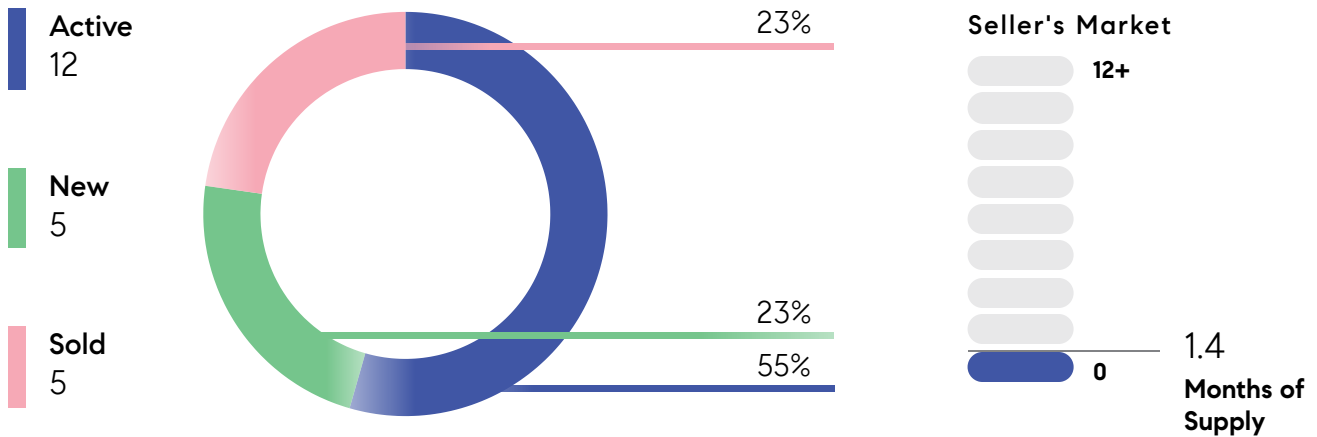
Grant Park FEBRUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$1,150,000	-	-	-
YoY Change	-	-	-	-

DETACHED UNDER 1M



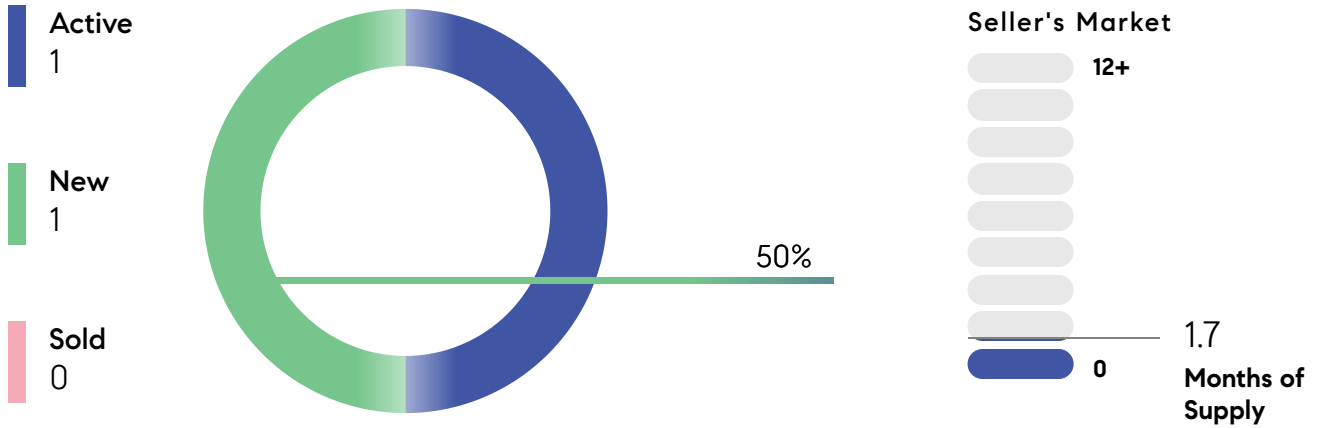
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$695,560	30	87.7%	\$610,300
YoY Change	13.8%	-6.2%	-11.7%	0.5%

*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.

Grant Park FEBRUARY 2023

ATTACHED UNDER 1M



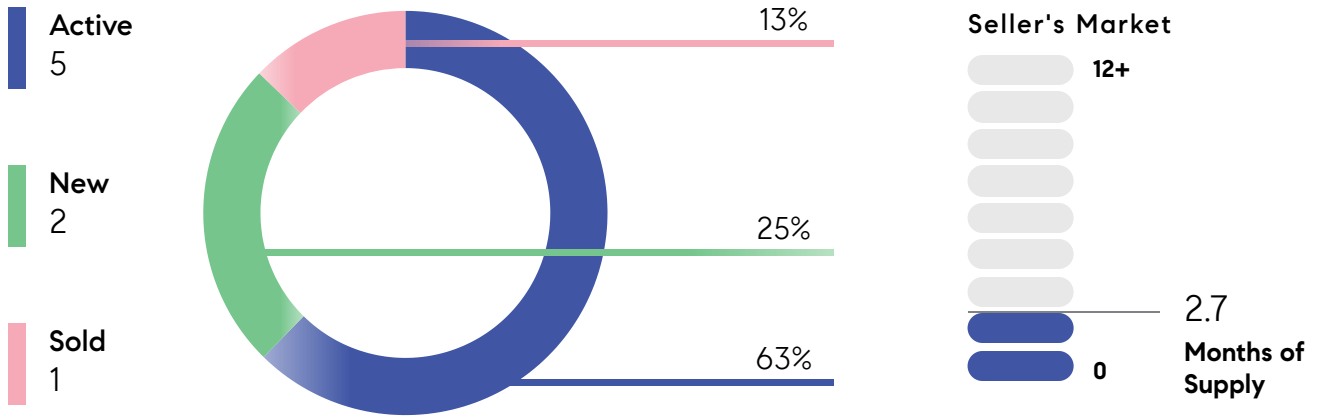
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$210,000	-	-	-
YoY Change	-	-	-	-

*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.

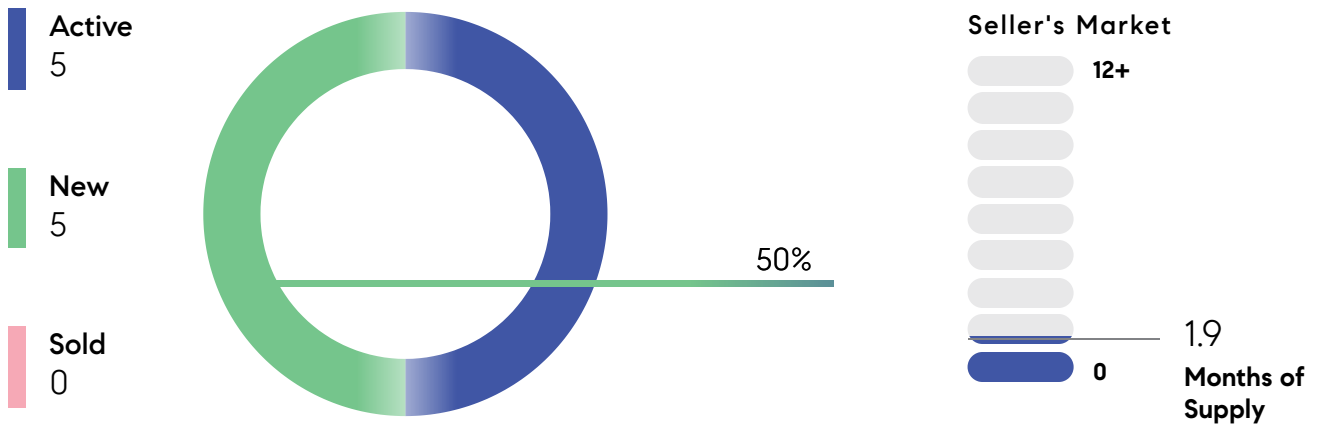
Inman Park & Old Fourth Ward FEBRUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$1,687,500	84	63.5%	\$1,072,150
YoY Change	21.0%	3.7%	-45.6%	-34.2%

DETACHED UNDER 1M



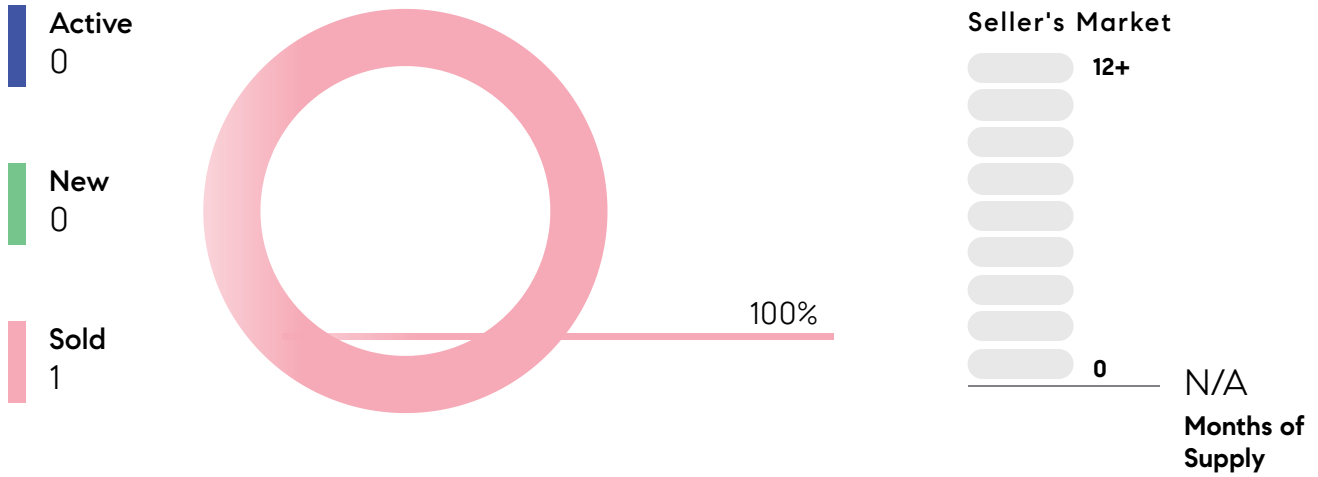
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$738,780	-	-	-
YoY Change	28.1%	-	-	-

*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.

Inman Park & Old Fourth Ward FEBRUARY 2023

ATTACHED UNDER 1M



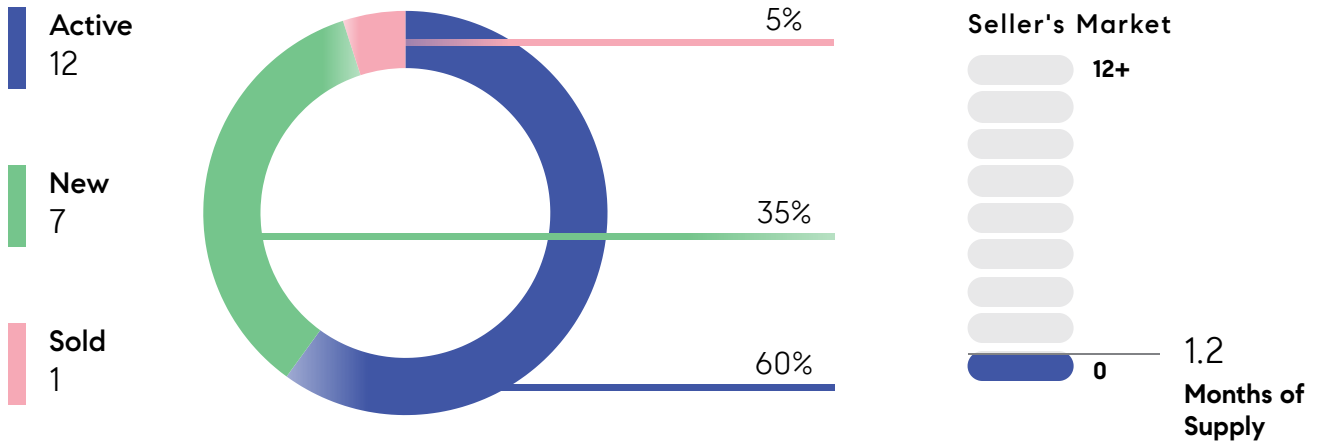
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	-	30	-	\$572,000
YoY Change	-	0.0%	-	40.2%

*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.

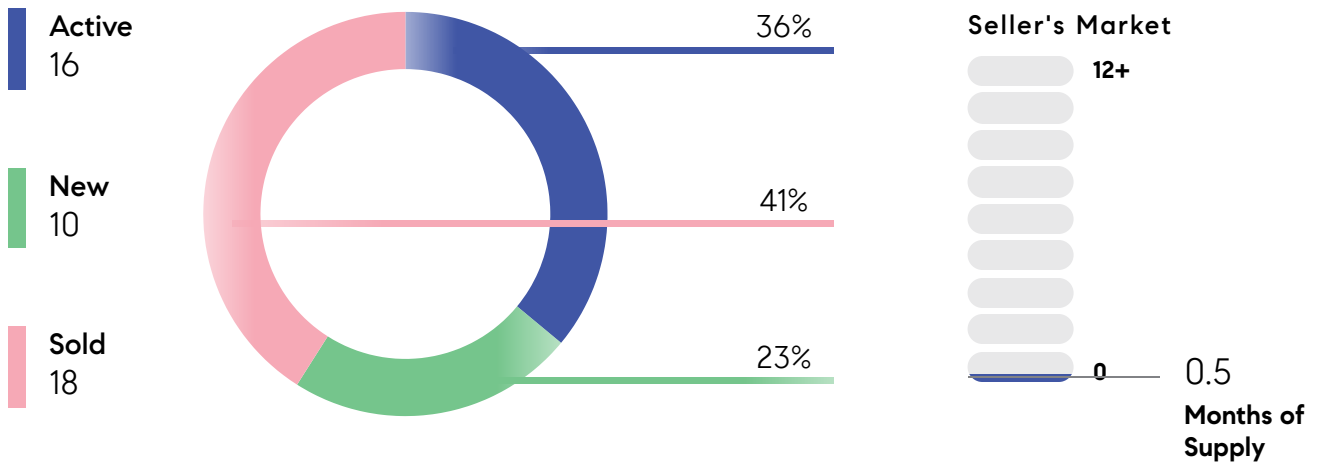
Johns Creek FEBRUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$1,639,286	64	88.8%	\$1,455,000
YoY Change	-12.8%	48.8%	21.2%	5.7%

DETACHED UNDER 1M



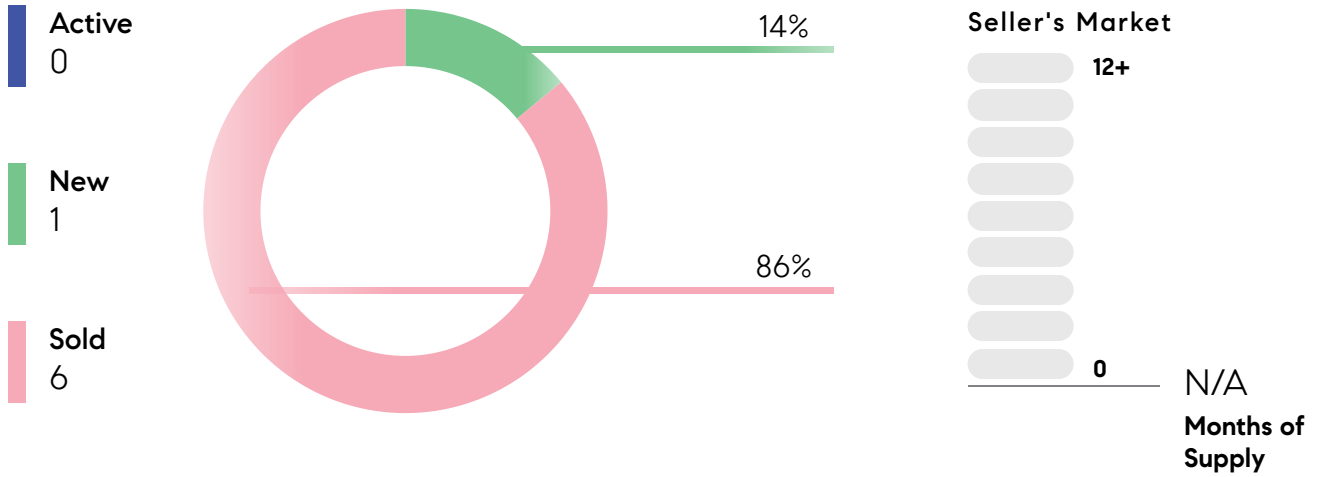
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$710,470	44	95.1%	\$675,653
YoY Change	-4.1%	214.3%	8.1%	3.6%

*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.

Johns Creek FEBRUARY 2023

ATTACHED UNDER 1M



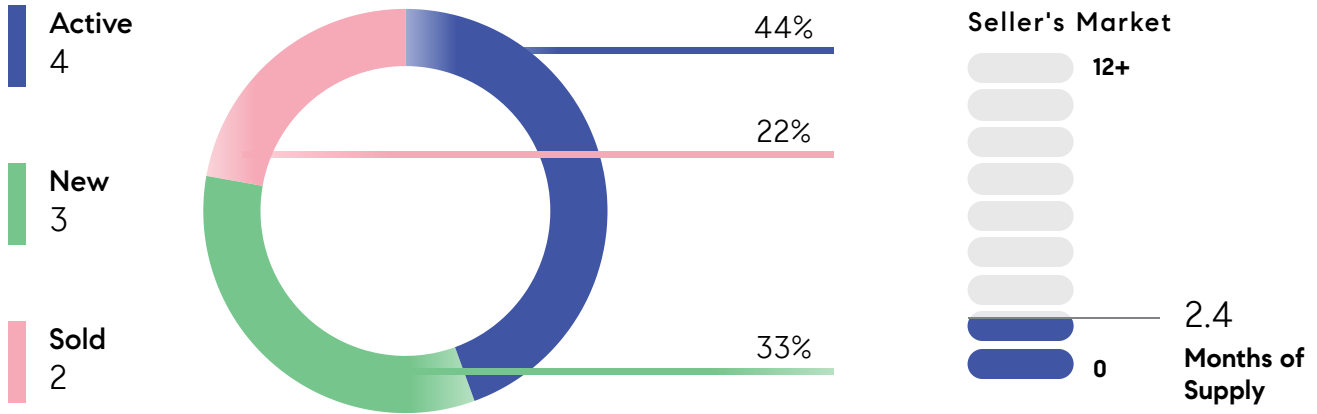
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$465,000	40	100.8%	\$468,700
YoY Change	12.7%	122.2%	-11.7%	-0.4%

*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.

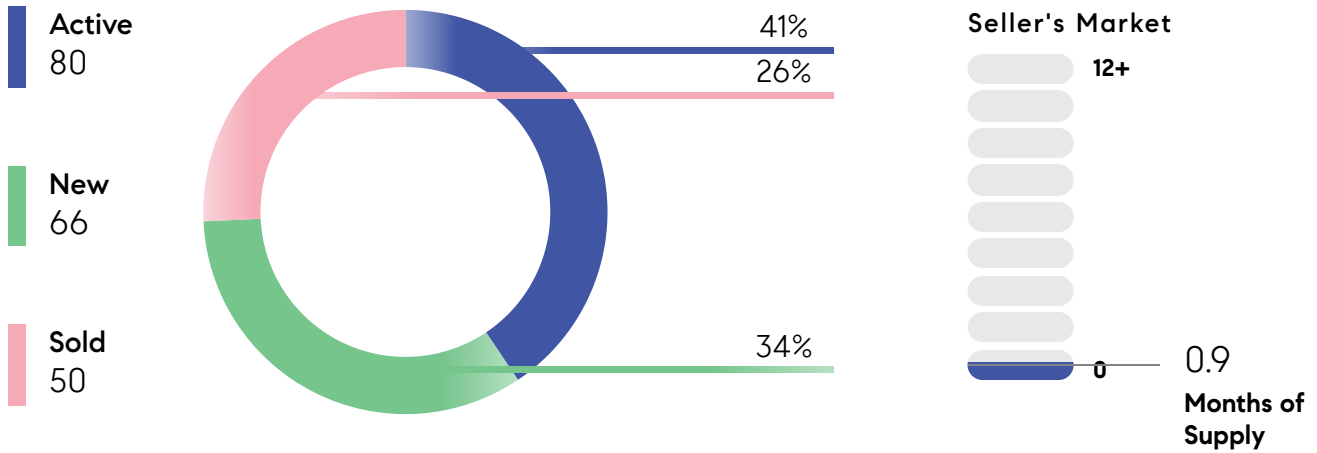
Kennesaw FEBRUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$2,046,667	44	62.3%	\$1,275,000
YoY Change	46.7%	-	-	-

DETACHED UNDER 1M



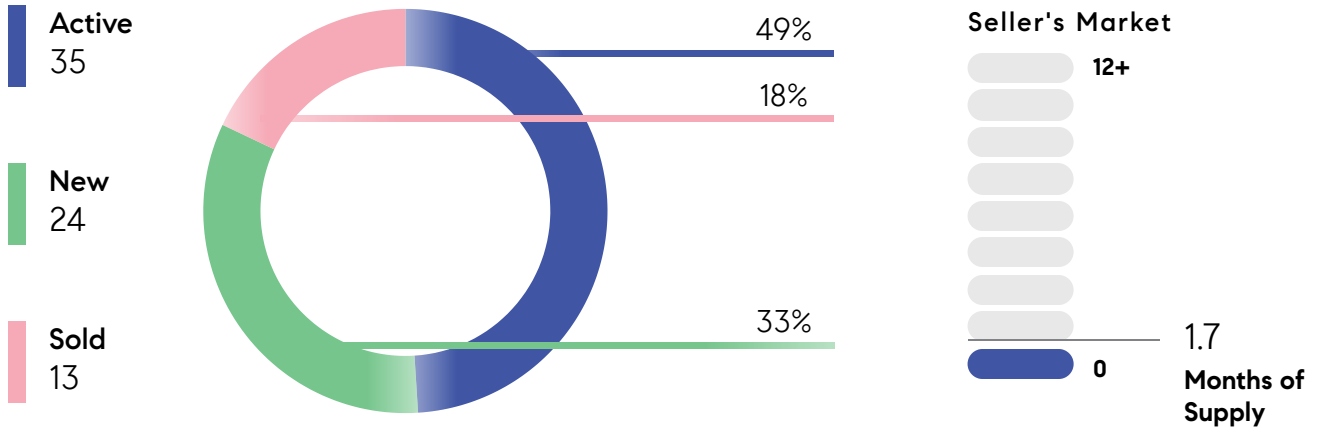
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$458,811	48	90.9%	\$417,121
YoY Change	2.1%	92.0%	-3.3%	-1.3%

*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.

Kennesaw FEBRUARY 2023

ATTACHED UNDER 1M



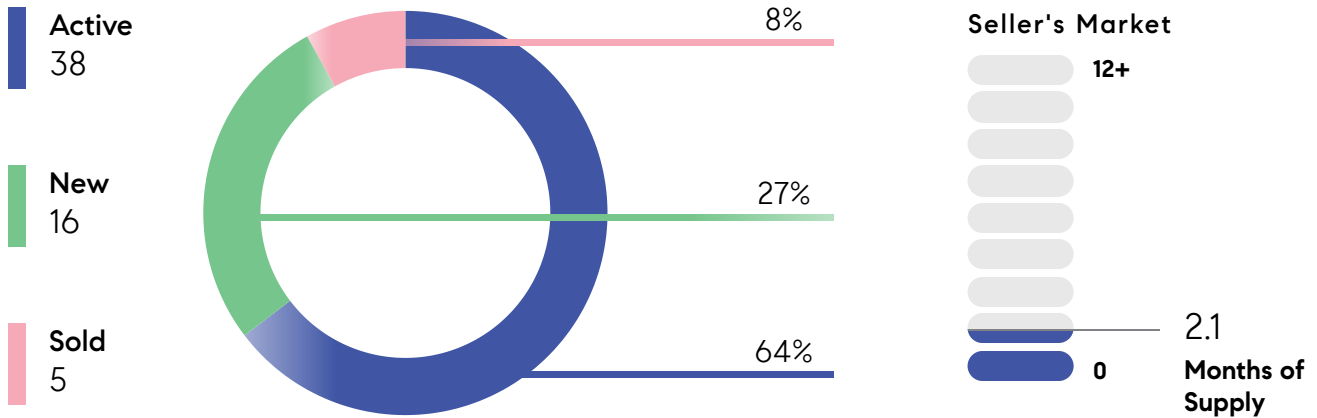
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$400,440	71	85.5%	\$342,558
YoY Change	7.6%	545.5%	10.8%	19.2%

*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.

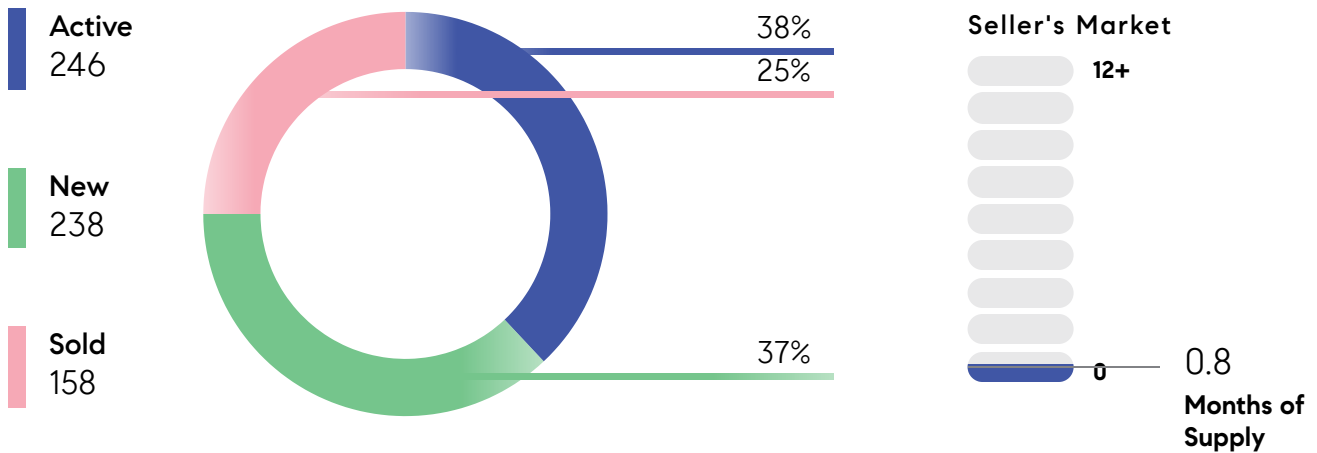
Marietta FEBRUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$1,646,744	80	77.4%	\$1,275,400
YoY Change	2.1%	-5.9%	-11.7%	-9.8%

DETACHED UNDER 1M



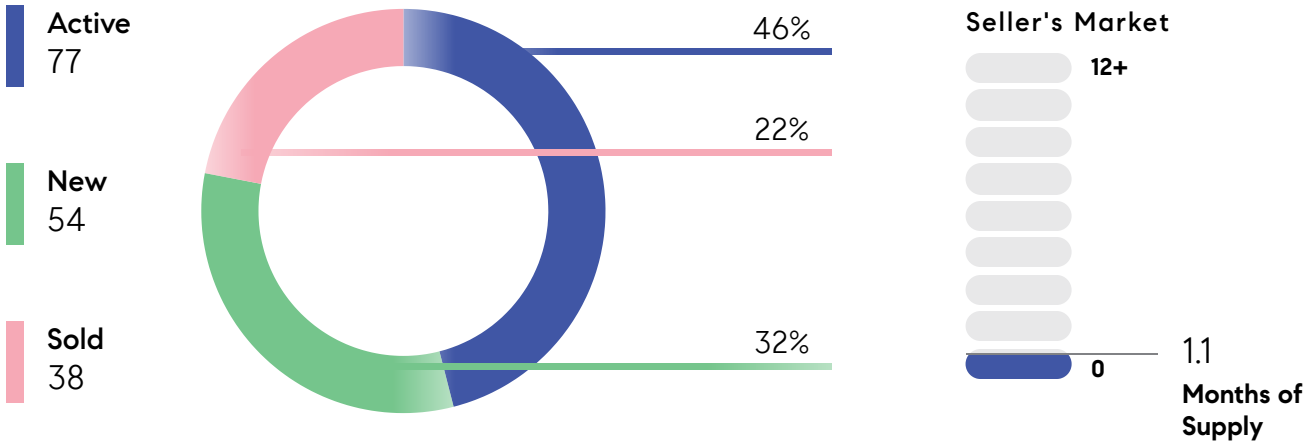
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$488,165	52	96.5%	\$471,027
YoY Change	6.2%	100.0%	-5.2%	0.6%

*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.

Marietta FEBRUARY 2023

ATTACHED UNDER 1M



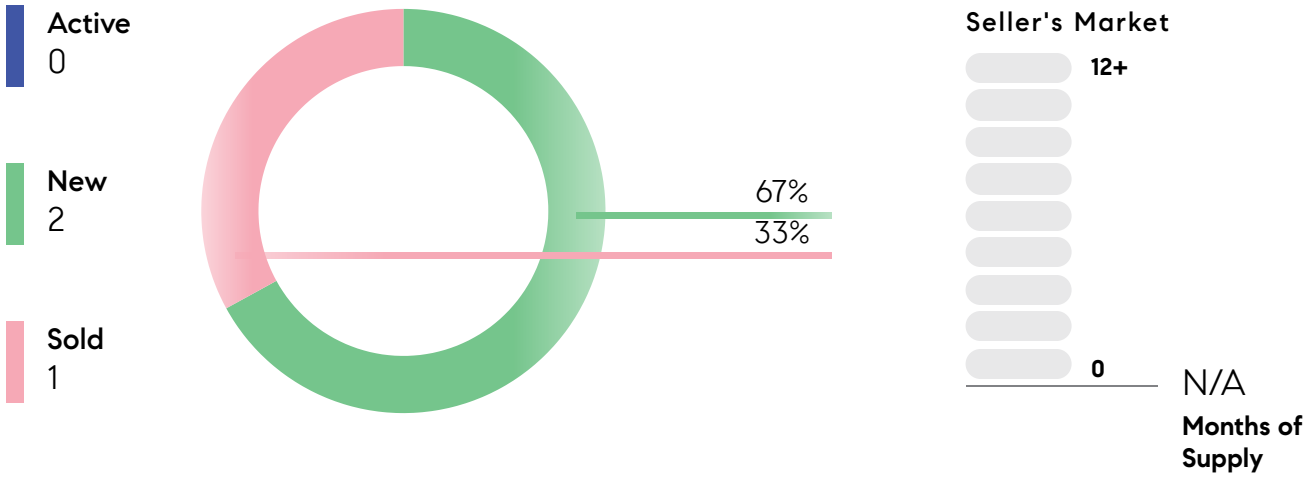
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$375,344	50	89.3%	\$335,214
YoY Change	4.4%	127.3%	10.5%	15.3%

*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.

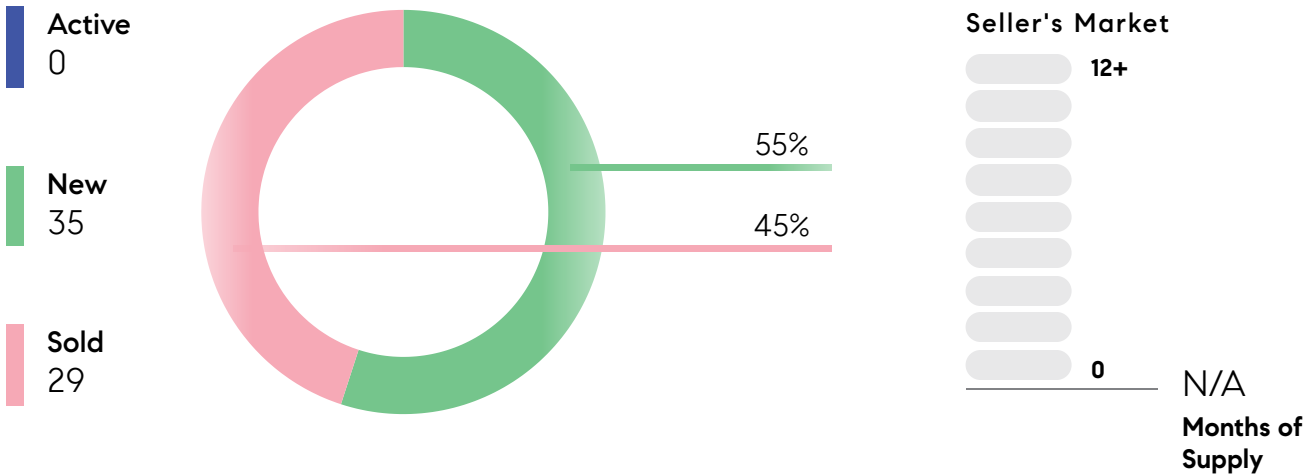
Midtown FEBRUARY 2023

ATTACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$1,710,332	3	76.5%	\$1,308,234
YoY Change	-21.1%	-88.0%	-7.7%	-27.2%

ATTACHED UNDER 1M



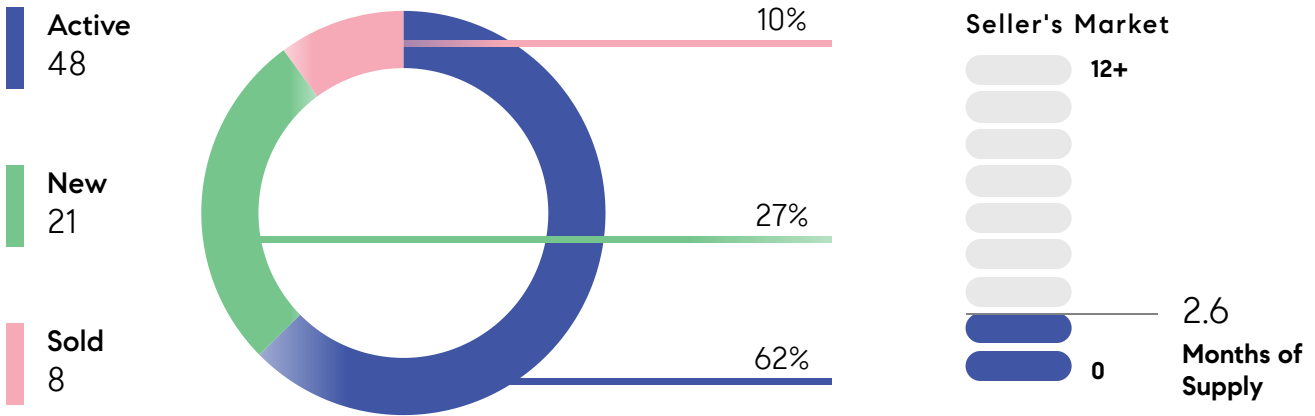
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$381,877	59	113.9%	\$434,786
YoY Change	-9.6%	68.6%	19.2%	7.7%

*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.

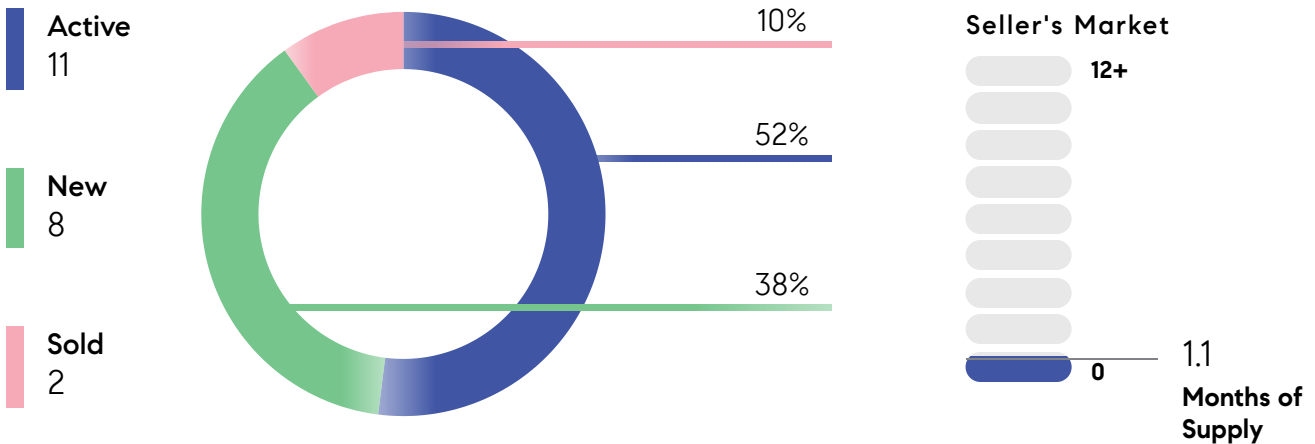
Milton FEBRUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$2,636,059	25	54.6%	\$1,438,903
YoY Change	33.6%	-30.6%	-24.7%	0.6%

DETACHED UNDER 1M



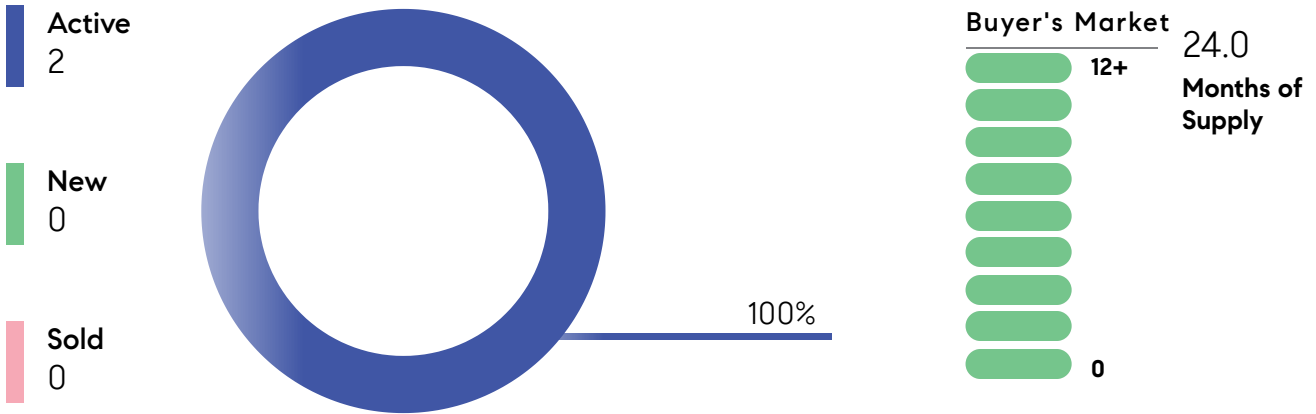
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$754,100	56	111.4%	\$840,000
YoY Change	19.4%	124.0%	9.6%	30.9%

*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.

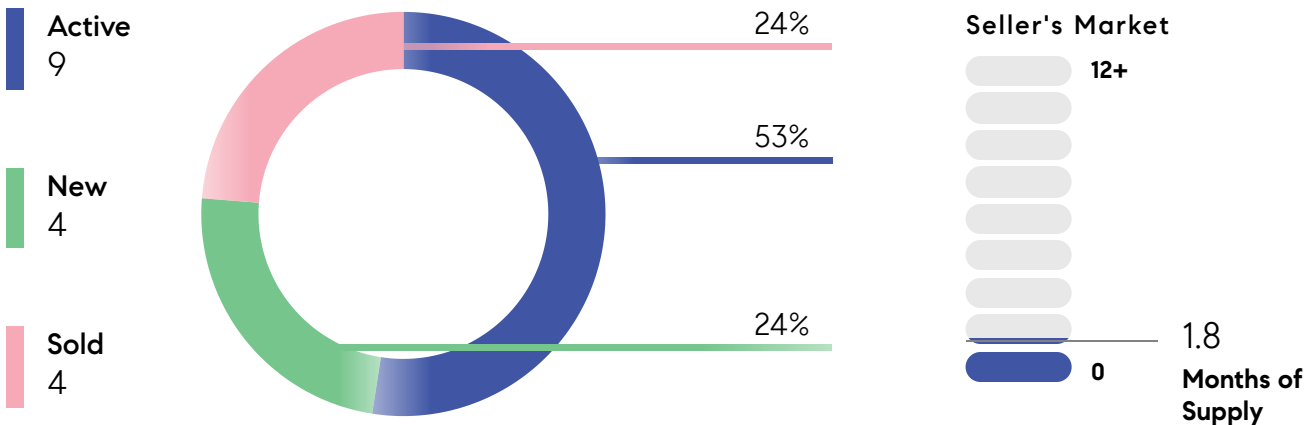
Milton FEBRUARY 2023

ATTACHED OVER 1M



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

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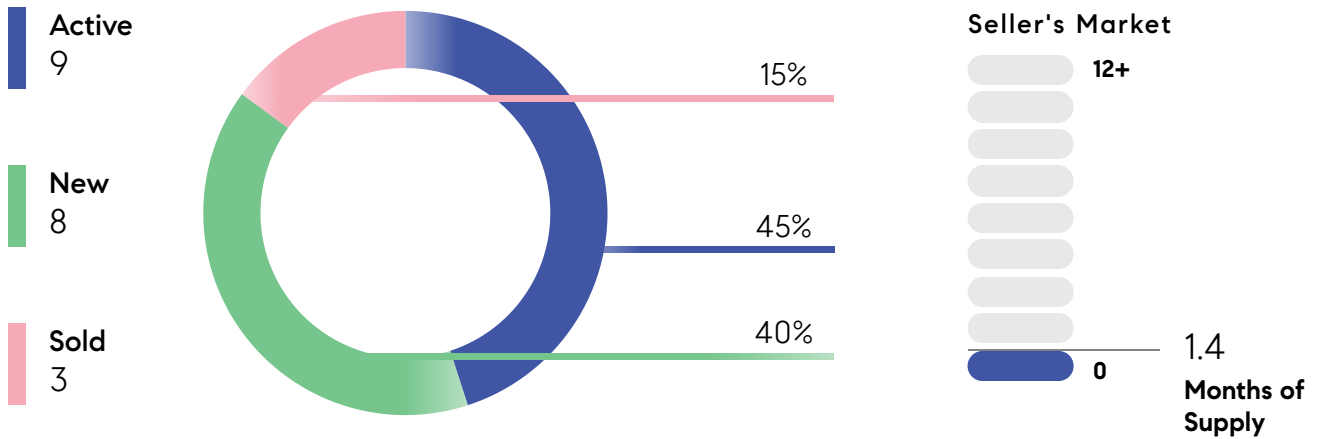
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$529,817	41	101.6%	\$538,100
YoY Change	30.6%	925.0%	-7.7%	20.6%

*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.

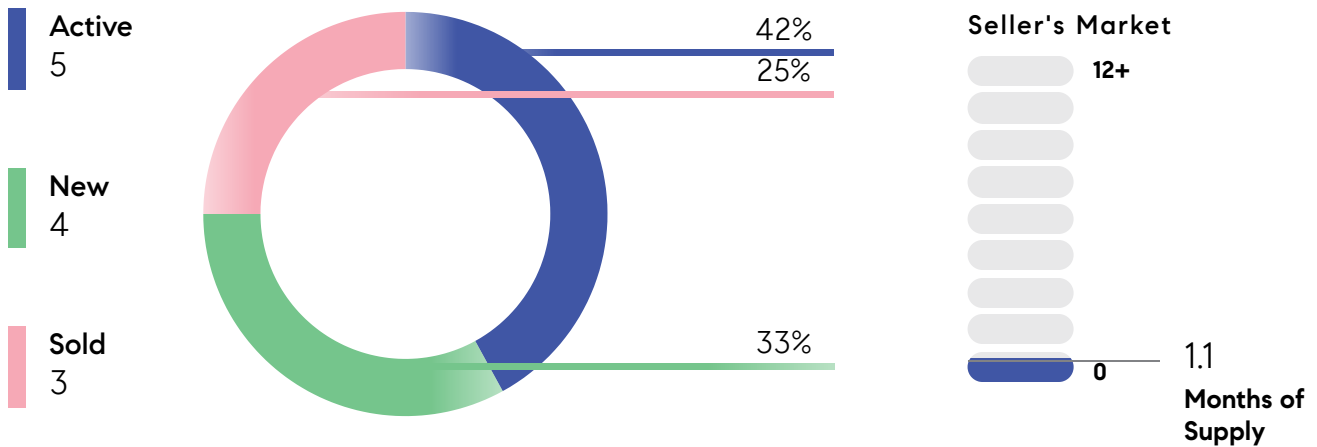
Morningside FEBRUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$1,718,125	154	126.3%	\$2,170,000
YoY Change	-11.6%	492.3%	64.4%	45.3%

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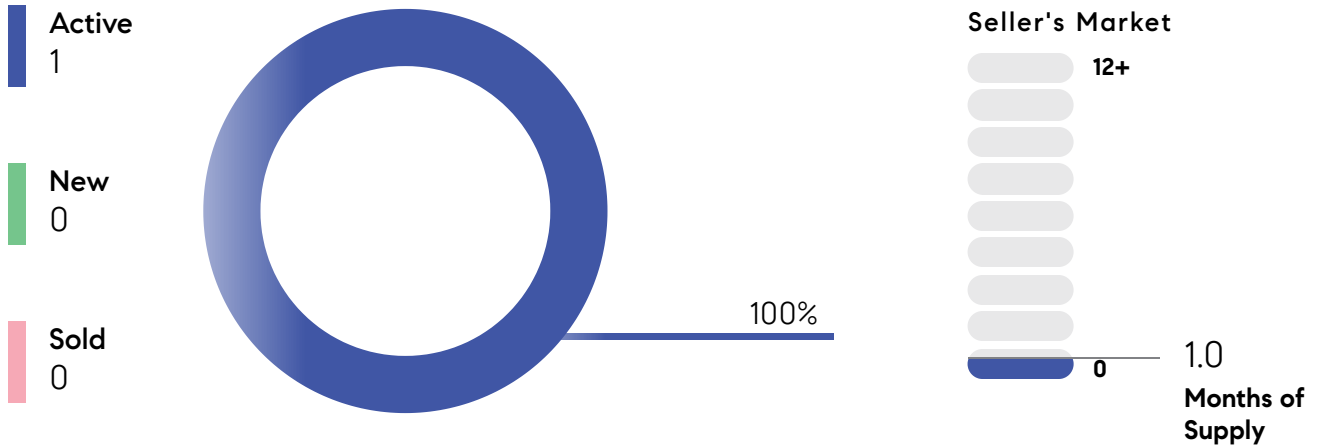
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$648,750	26	111.7%	\$724,667
YoY Change	-28.9%	73.3%	36.2%	-3.1%

*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.

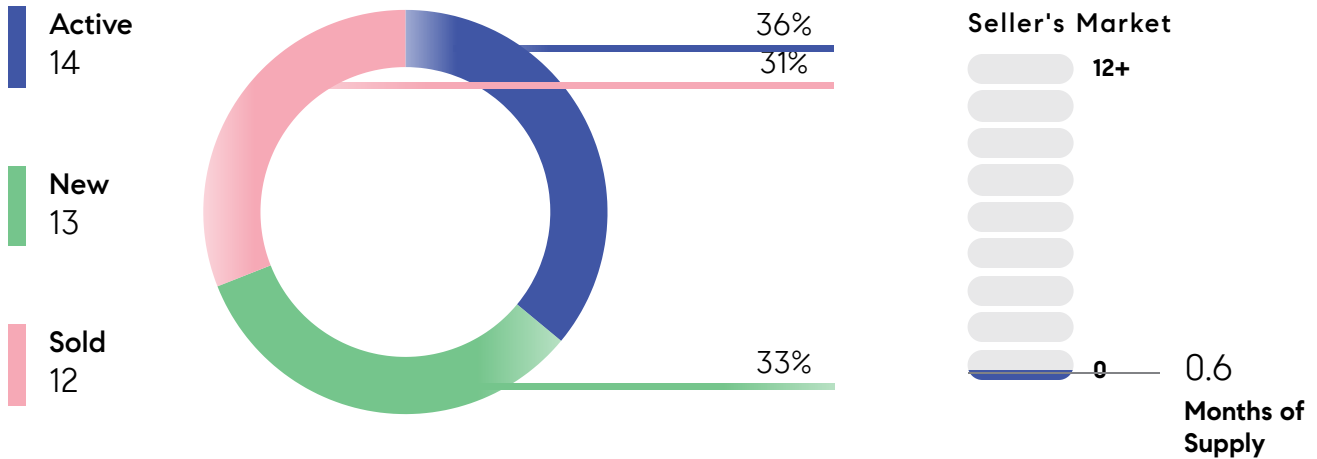
Peachtree Corners FEBRUARY 2023

DETACHED OVER 1M



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

DETACHED UNDER 1M



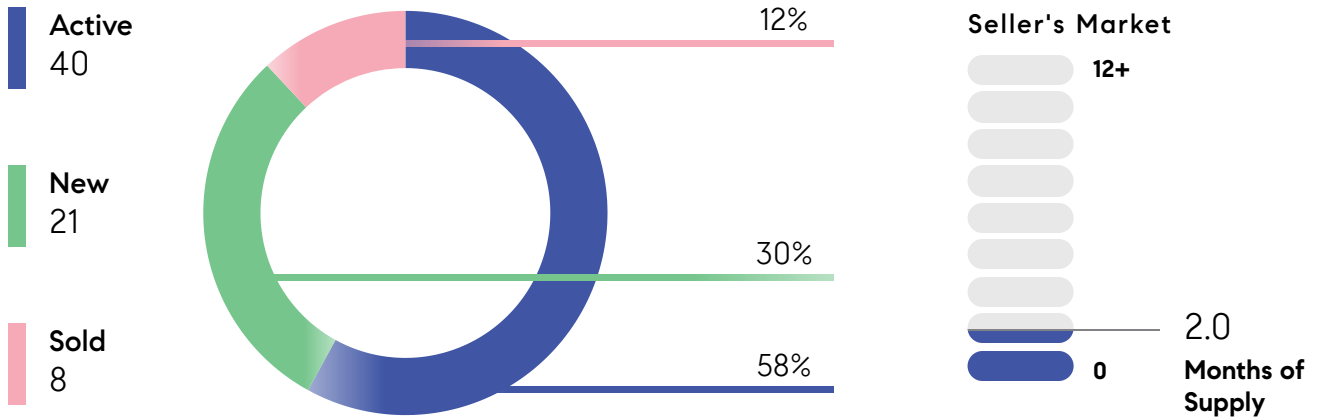
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$607,369	64	95.5%	\$580,320
YoY Change	11.2%	392.3%	-4.8%	5.9%

*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.

Peachtree Corners FEBRUARY 2023

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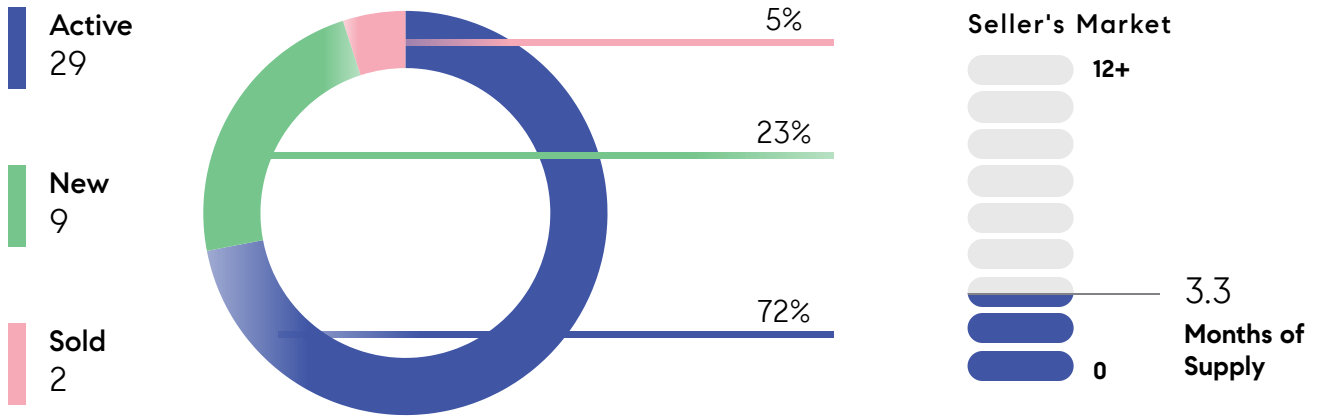
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$417,874	98	84.6%	\$353,338
YoY Change	2.6%	1,125.0%	16.2%	19.2%

*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.

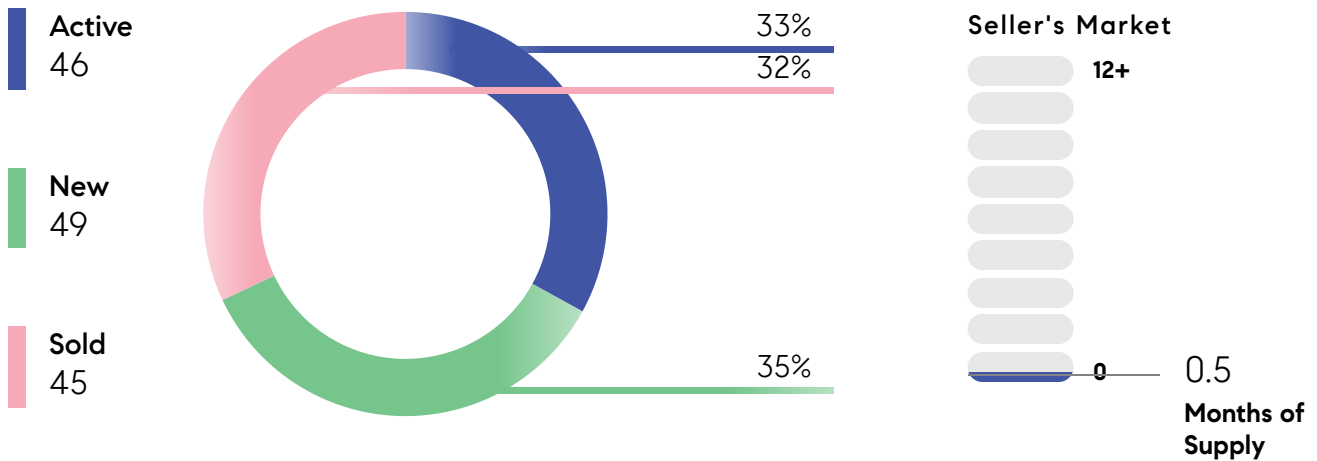
Roswell FEBRUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$1,624,896	88	82.4%	\$1,339,000
YoY Change	42.1%	14.3%	-33.6%	-5.7%

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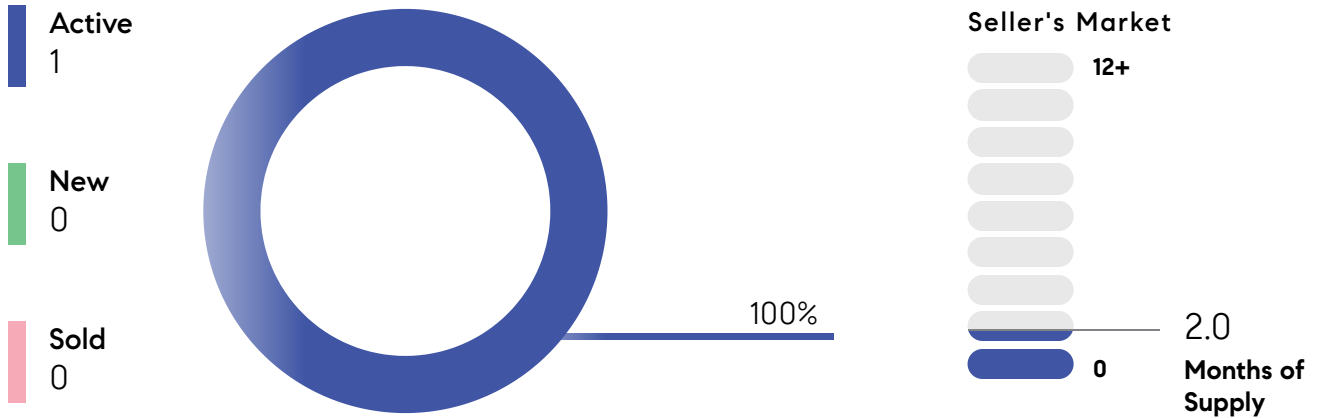
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$622,837	51	94.2%	\$586,784
YoY Change	10.5%	142.9%	-1.6%	8.8%

*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.

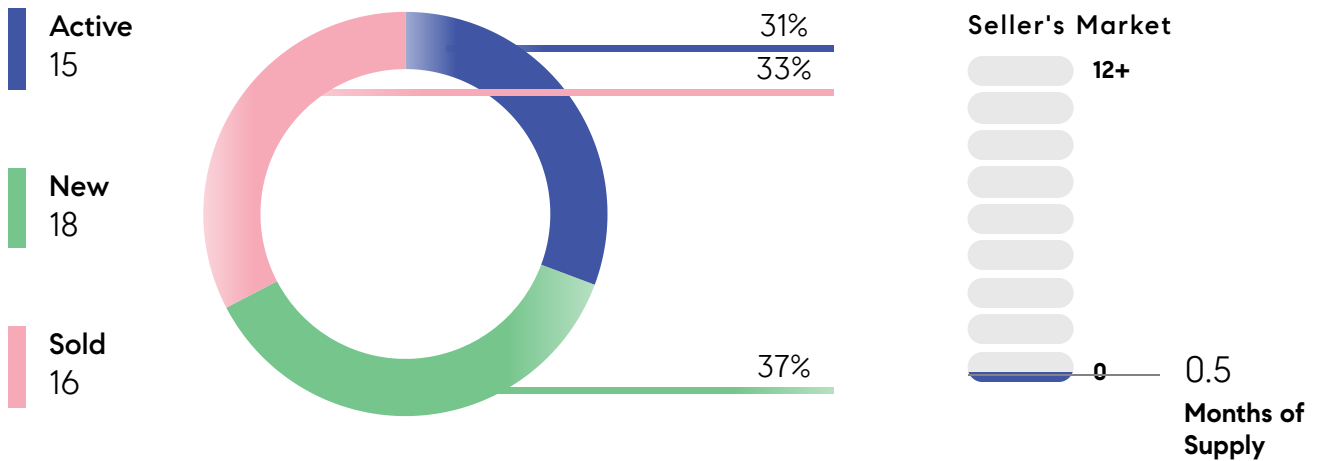
Roswell FEBRUARY 2023

ATTACHED OVER 1M



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

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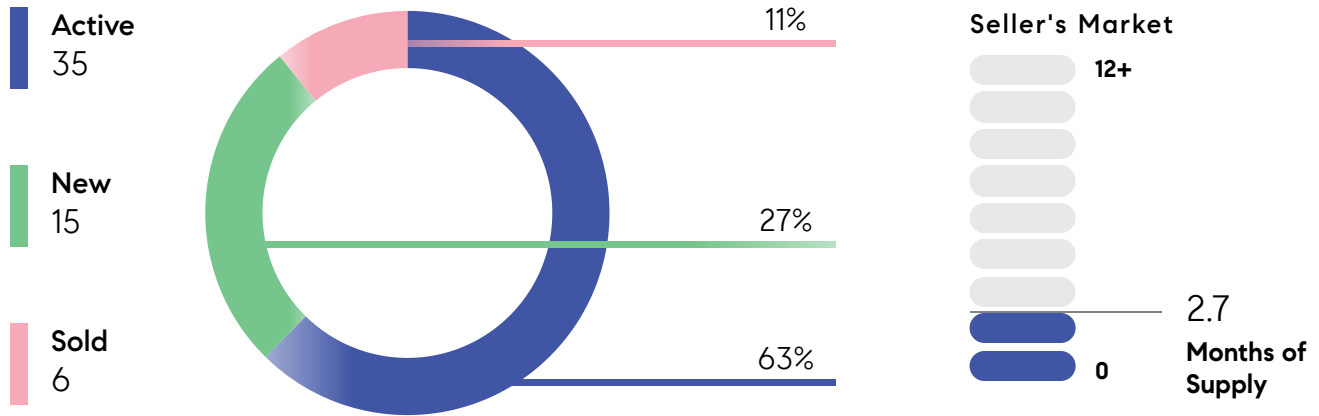
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$489,878	29	93.0%	\$455,344
YoY Change	9.1%	31.8%	-5.3%	3.4%

*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.

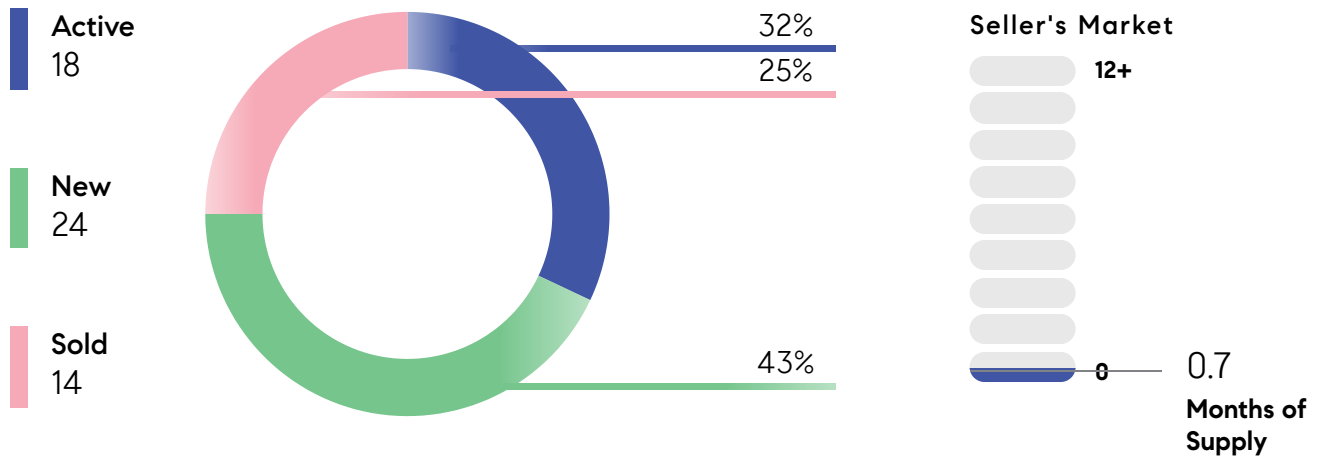
Sandy Springs FEBRUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$1,989,162	79	123.1%	\$2,448,583
YoY Change	-6.9%	558.3%	65.4%	54.0%

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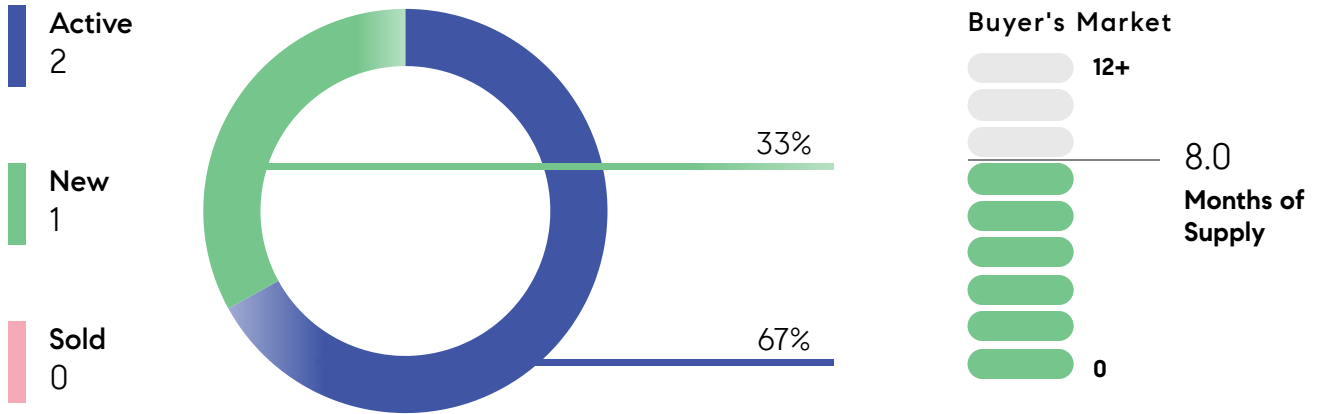
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$714,621	82	97.2%	\$694,921
YoY Change	-5.0%	290.5%	3.6%	-1.6%

*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.

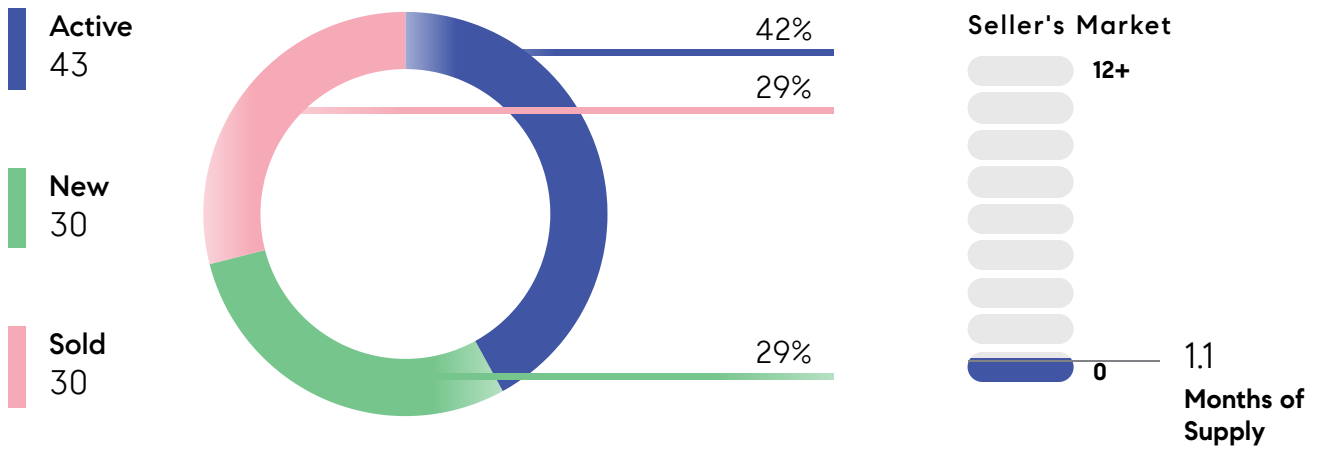
Sandy Springs FEBRUARY 2023

ATTACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$1,850,000	-	-	-
YoY Change	-	-	-	-

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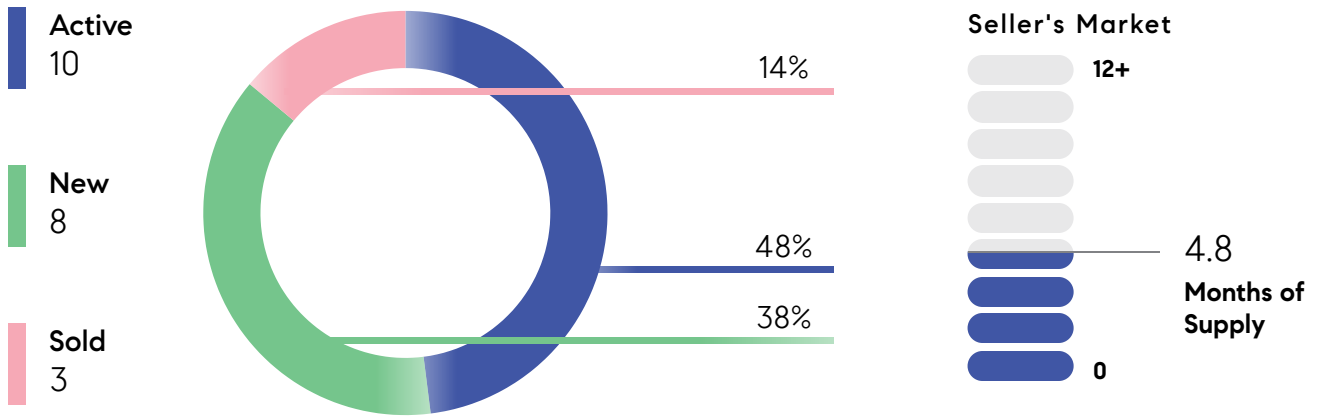
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$350,023	38	102.8%	\$359,806
YoY Change	-8.1%	72.7%	41.2%	29.8%

*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.

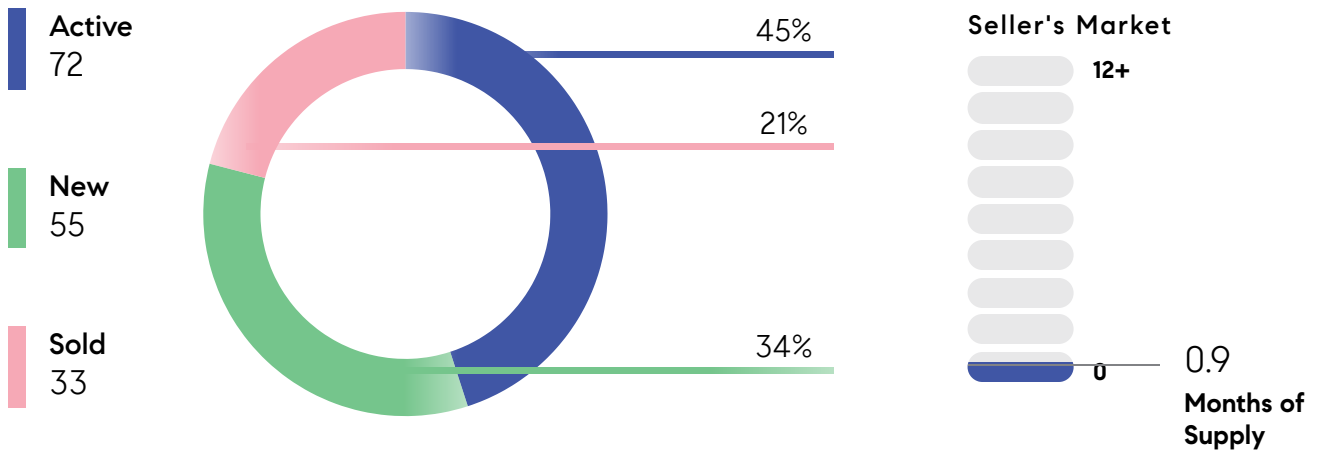
Smyrna FEBRUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$1,239,375	54	88.3%	\$1,094,967
YoY Change	-3.4%	-	-	-

DETACHED UNDER 1M



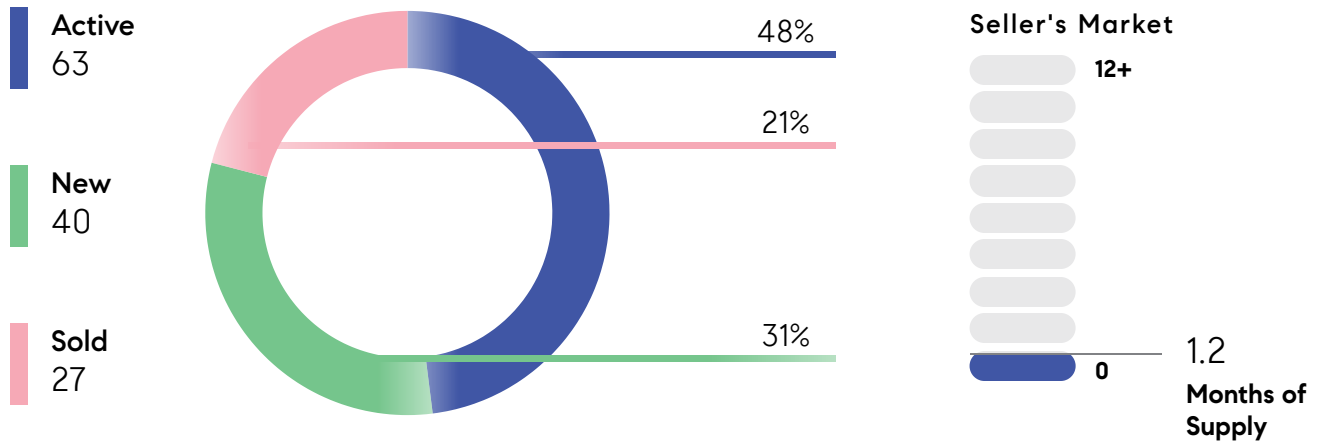
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$475,380	40	100.3%	\$476,692
YoY Change	-2.5%	66.7%	-1.7%	-4.1%

*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.

Smyrna FEBRUARY 2023

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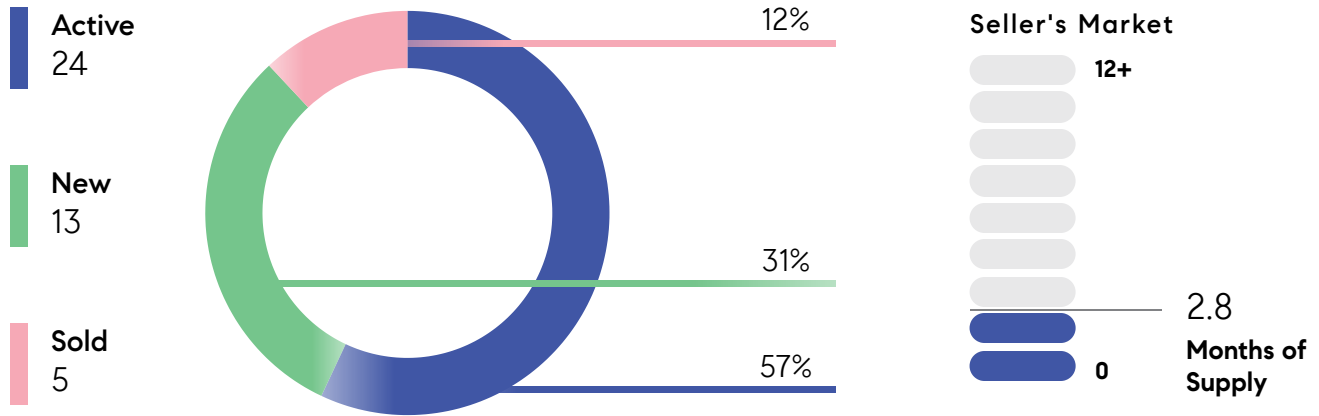
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$330,329	49	97.8%	\$323,081
YoY Change	-4.3%	308.3%	-12.4%	-16.2%

*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.

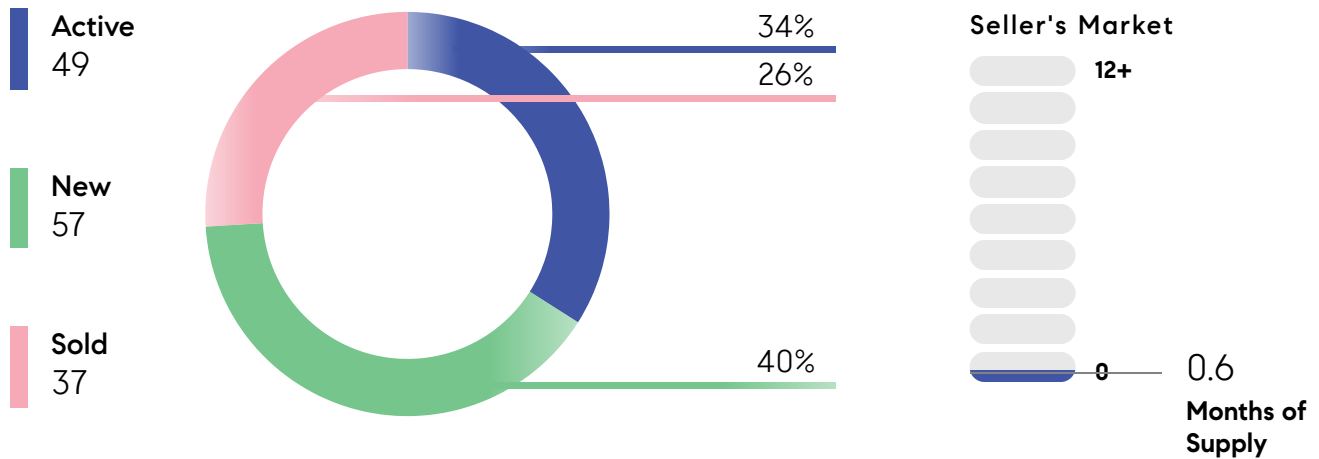
Suwanee FEBRUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$1,994,846	105	77.6%	\$1,548,142
YoY Change	0.6%	556.3%	18.1%	18.7%

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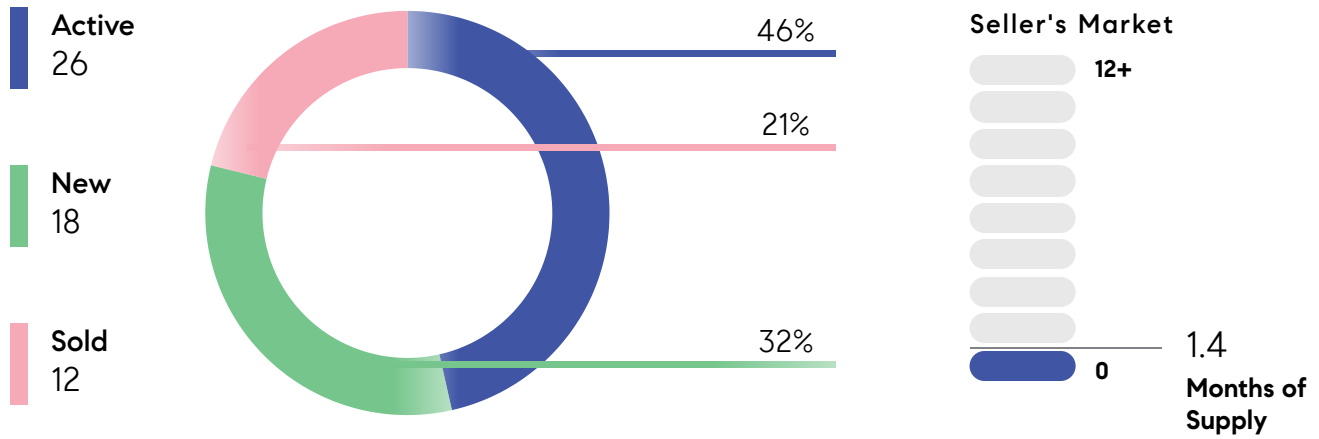
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$650,719	57	81.8%	\$532,430
YoY Change	11.8%	200.0%	-12.7%	-2.4%

*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 FEBRUARY 2023

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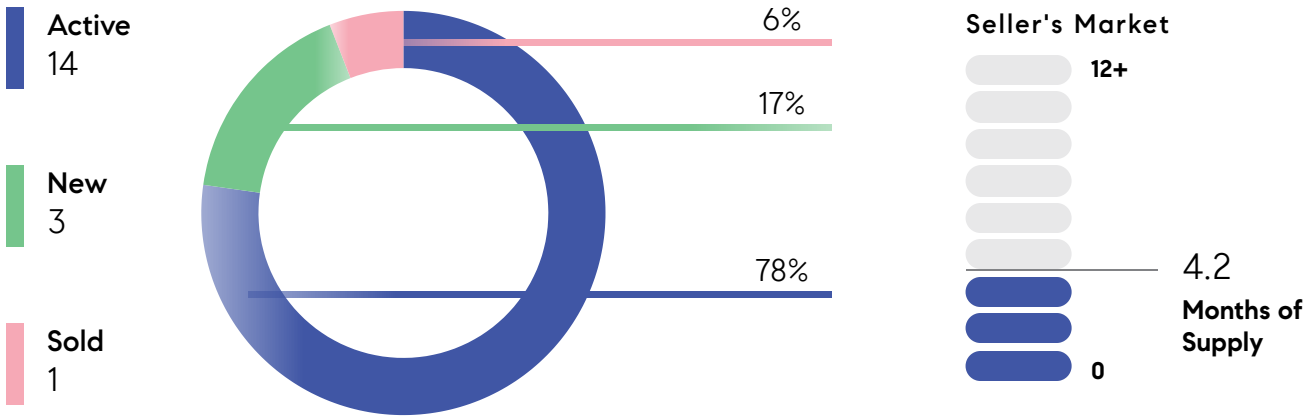
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$494,228	57	91.3%	\$451,396
YoY Change	13.6%	235.3%	-3.8%	9.3%

*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.

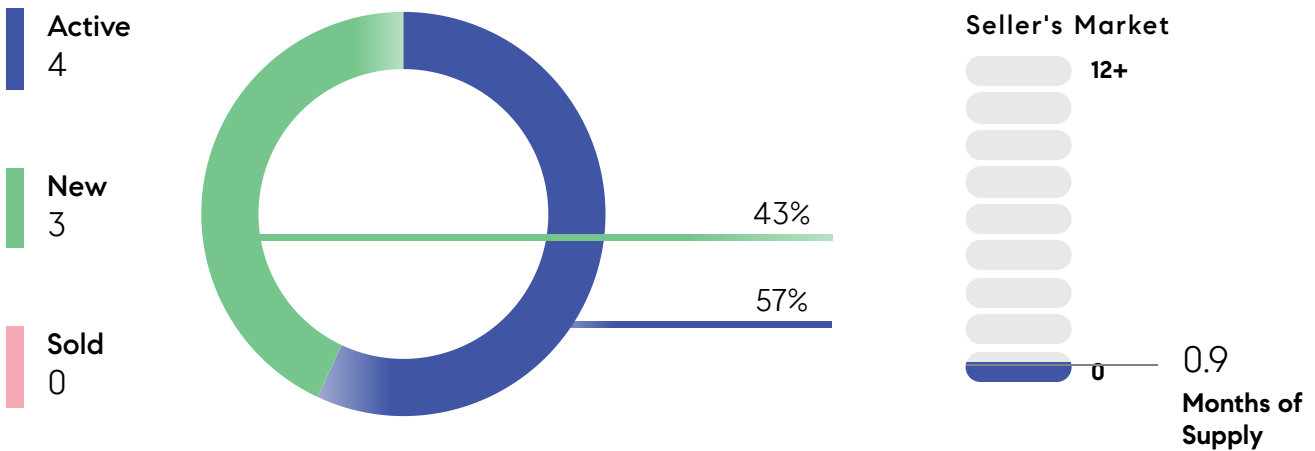
Vinings FEBRUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$1,828,333	90	65.6%	\$1,200,000
YoY Change	5.4%	8,900.0%	-50.5%	-47.8%

DETACHED UNDER 1M



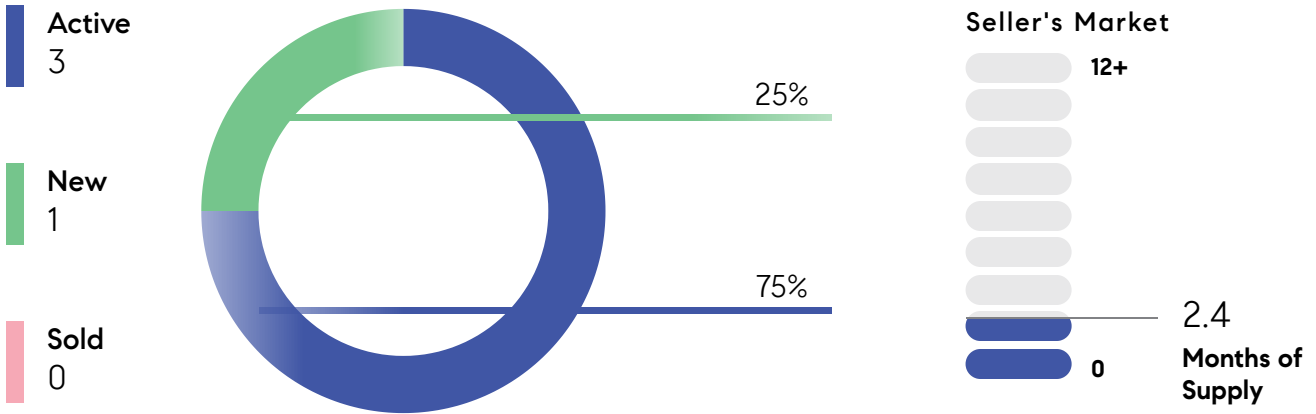
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$801,300	-	-	-
YoY Change	17.6%	-	-	-

*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.

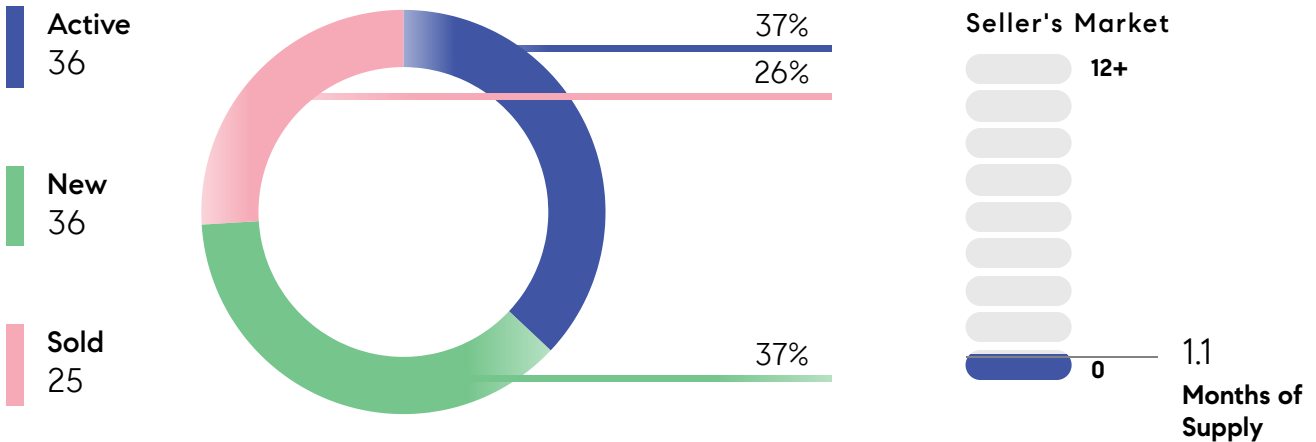
Vinings FEBRUARY 2023

ATTACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$1,285,000	-	-	-
YoY Change	16.9%	-	-	-

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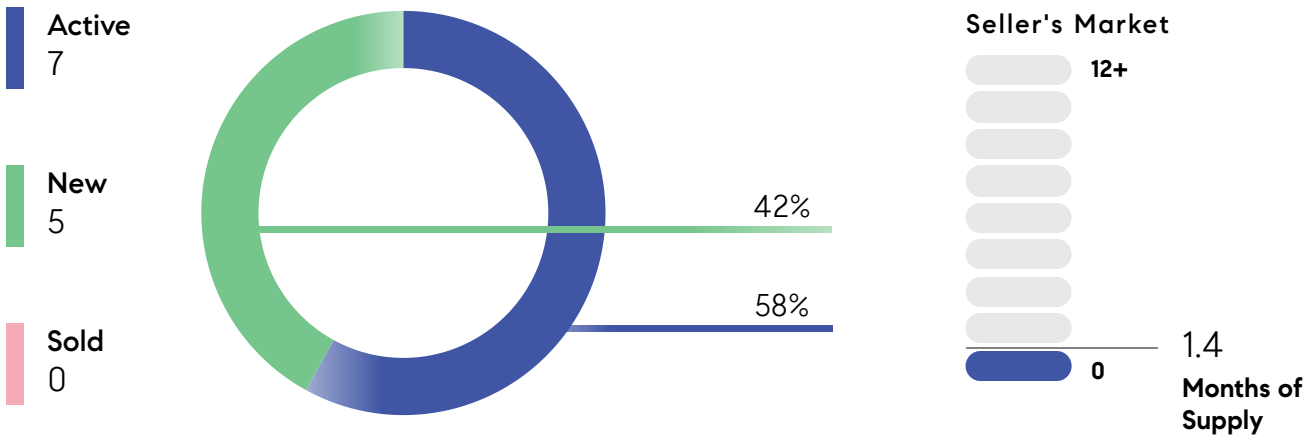
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$439,127	40	101.8%	\$447,238
YoY Change	1.7%	25.0%	3.1%	4.9%

*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.

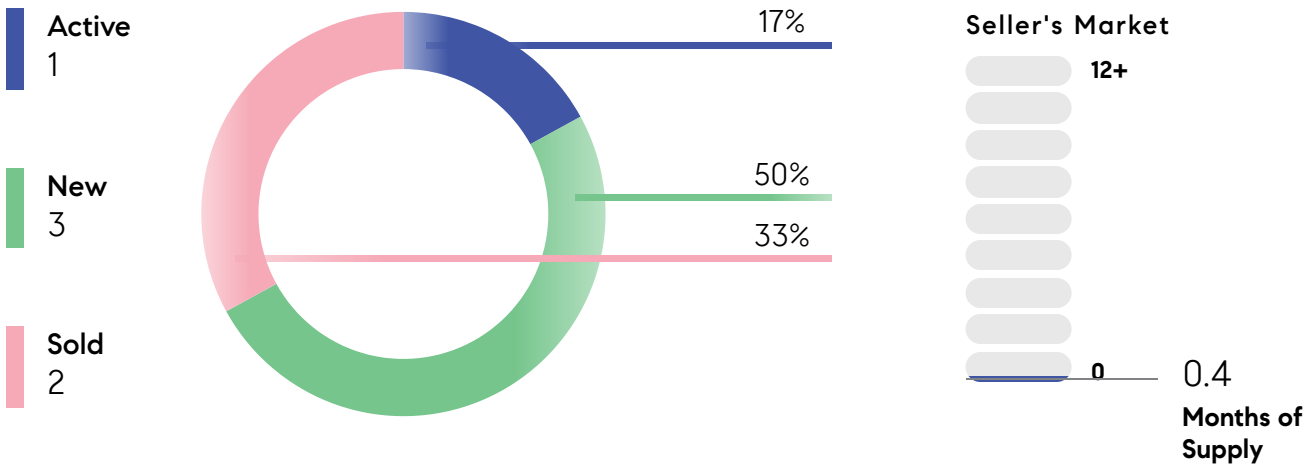
Virginia Highland FEBRUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$2,490,000	-	-	-
YoY Change	48.6%	-	-	-

DETACHED UNDER 1M



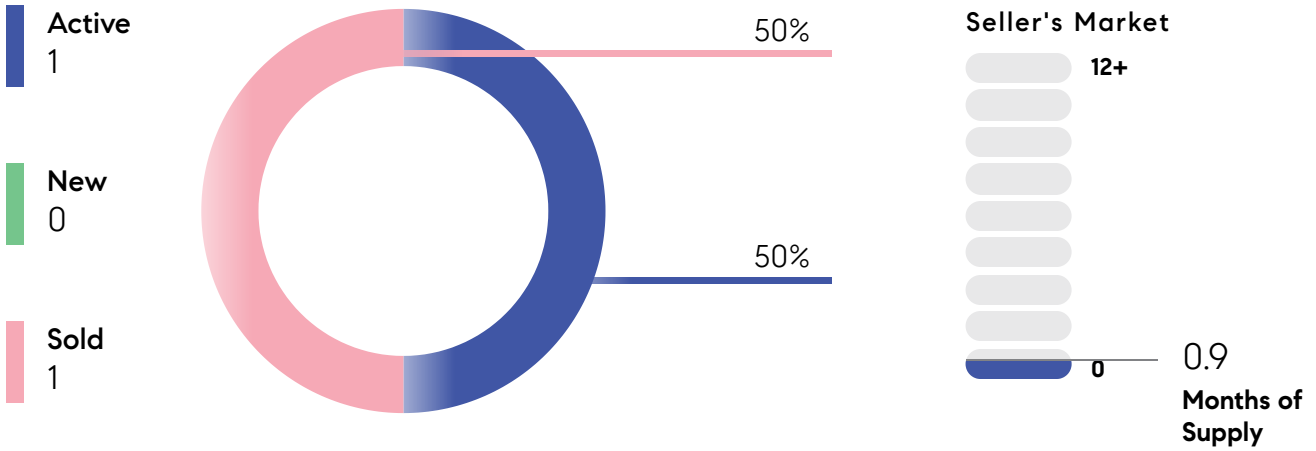
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$733,300	72	115.1%	\$844,000
YoY Change	-20.0%	2,300.0%	12.0%	-10.5%

*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.

Virginia Highland FEBRUARY 2023

ATTACHED UNDER 1M



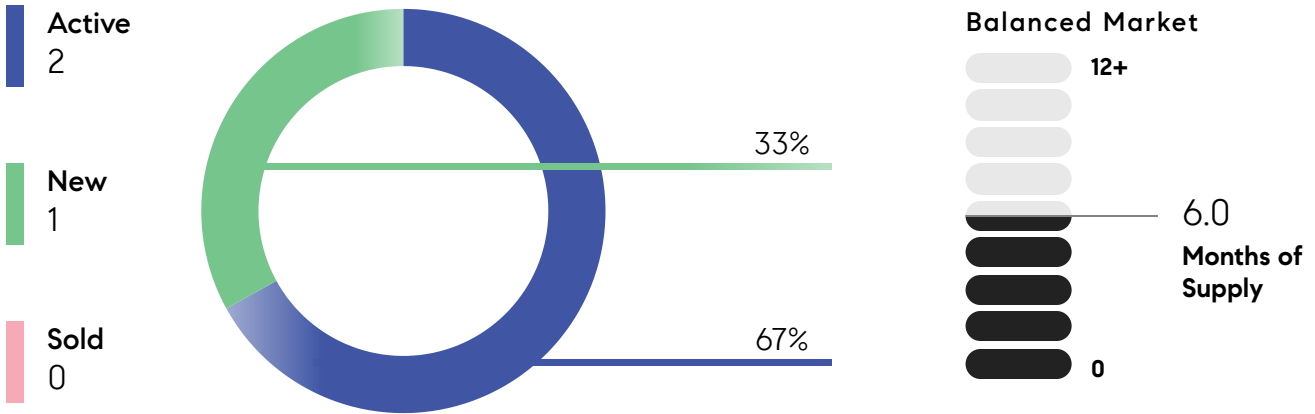
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	-	3	-	\$279,000
YoY Change	-	-	-	-

*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.

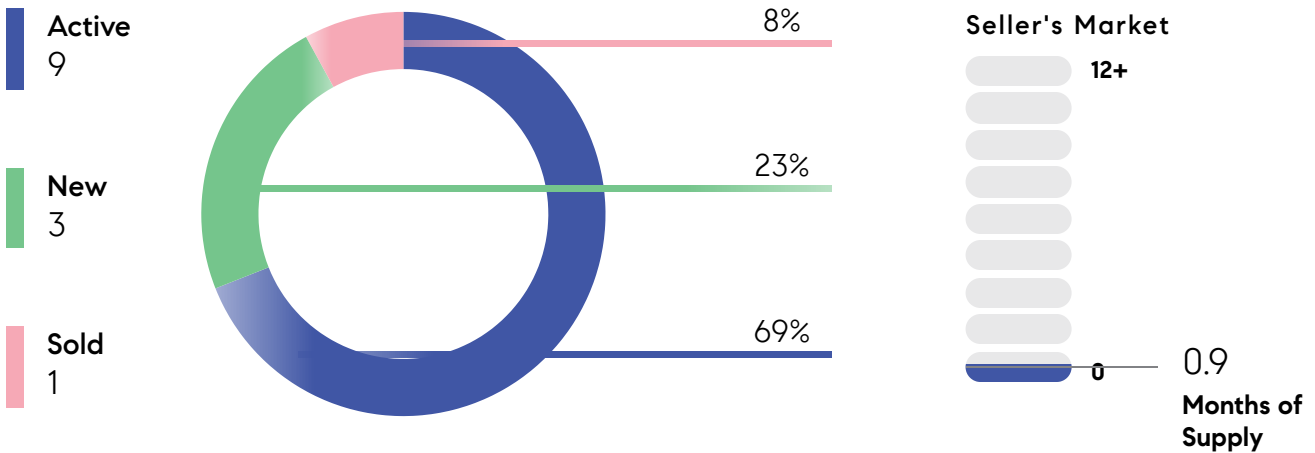
West Midtown FEBRUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$2,100,000	-	-	-
YoY Change	-	-	-	-

DETACHED UNDER 1M



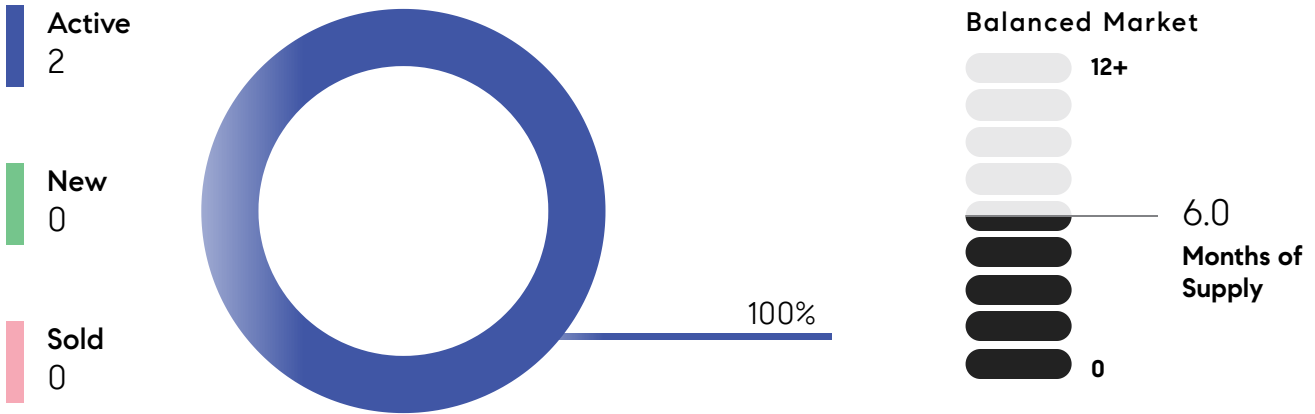
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$674,666	0	110.1%	\$742,500
YoY Change	21.0%	-	10.5%	33.7%

*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.

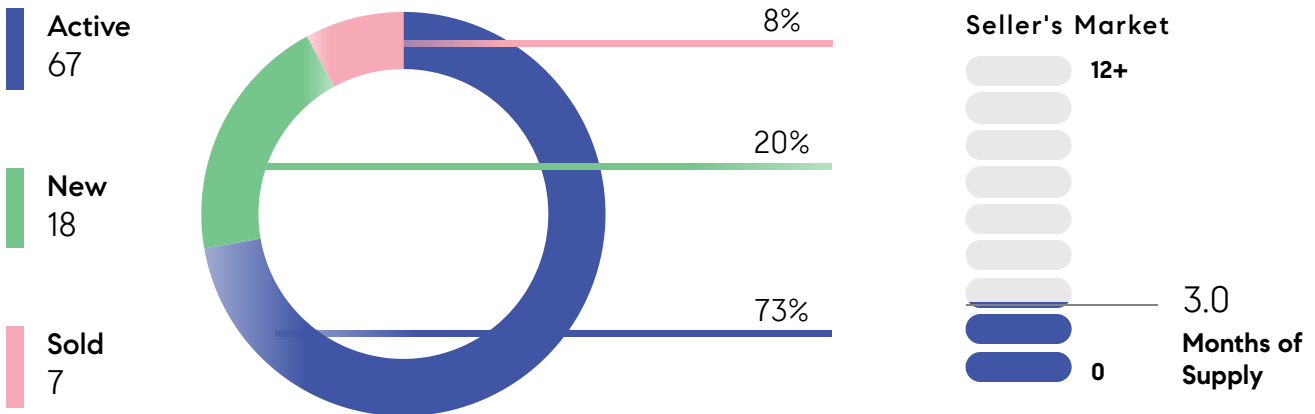
West Midtown FEBRUARY 2023

ATTACHED OVER 1M



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

ATTACHED UNDER 1M



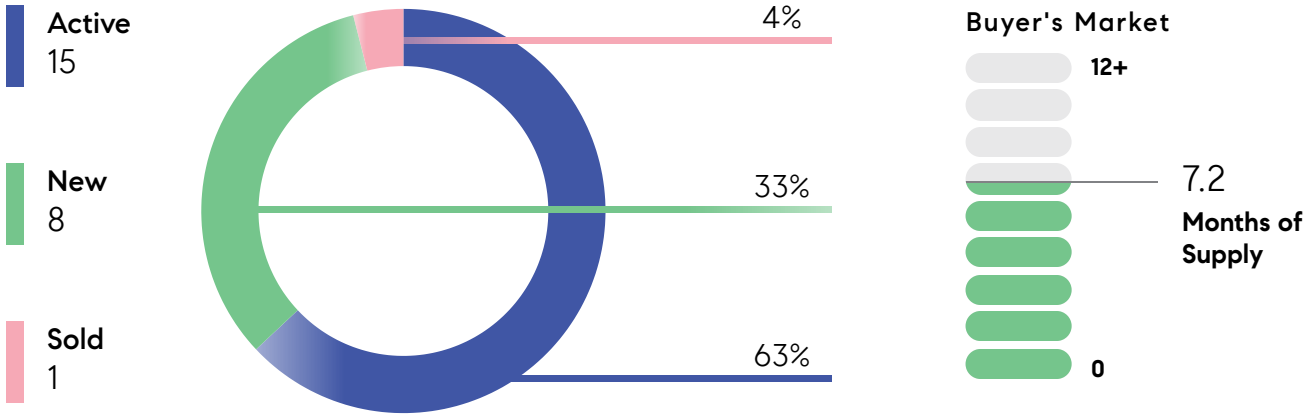
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$474,729	85	91.4%	\$433,957
YoY Change	-1.1%	44.1%	5.8%	4.7%

*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.

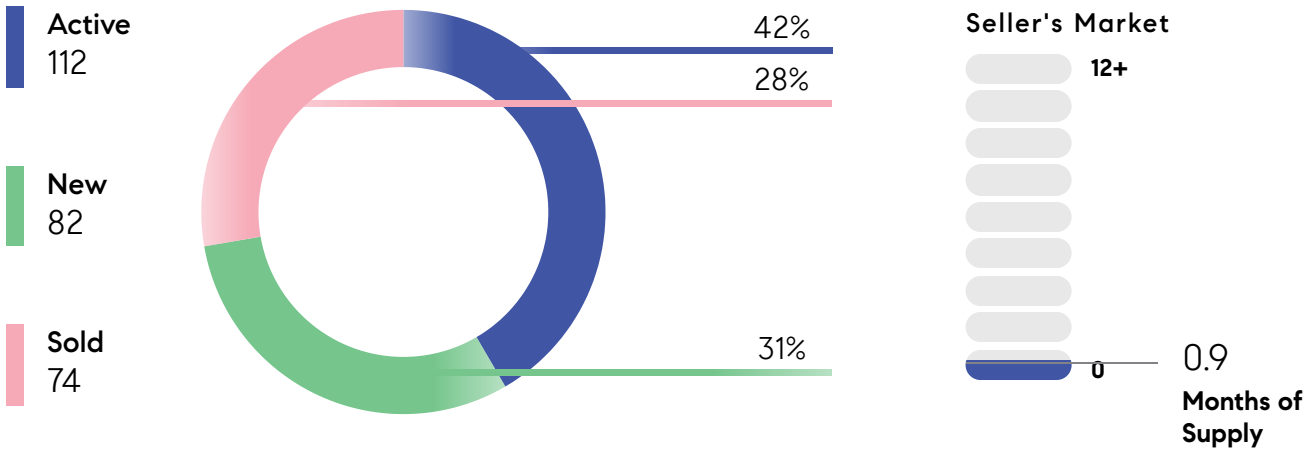
Woodstock FEBRUARY 2023

DETACHED OVER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$1,111,550	15	133.9%	\$1,488,423
YoY Change	-9.1%	-87.2%	2.3%	-7.0%

DETACHED UNDER 1M



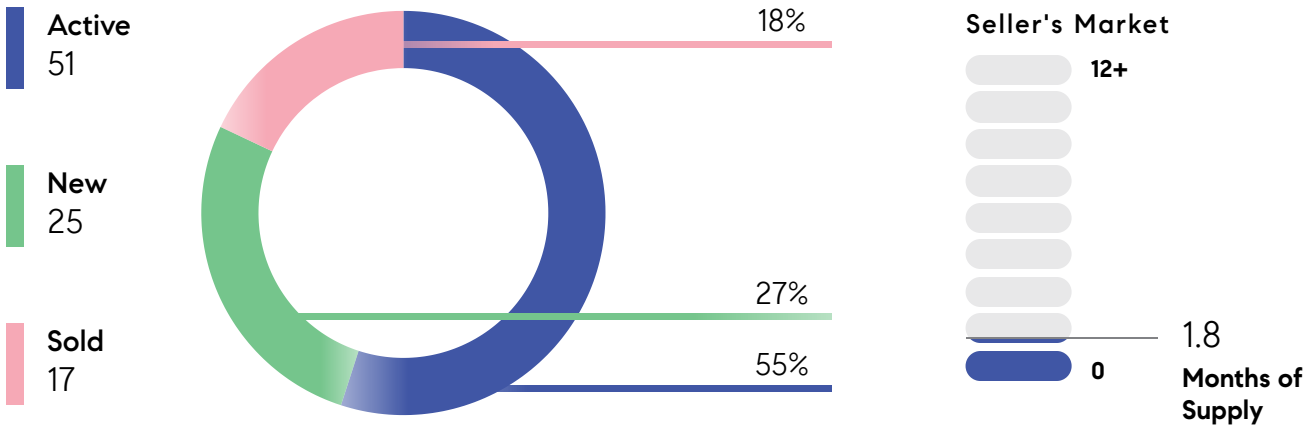
	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$510,898	55	86.0%	\$439,451
YoY Change	13.6%	83.3%	-7.3%	5.3%

*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.

Woodstock FEBRUARY 2023

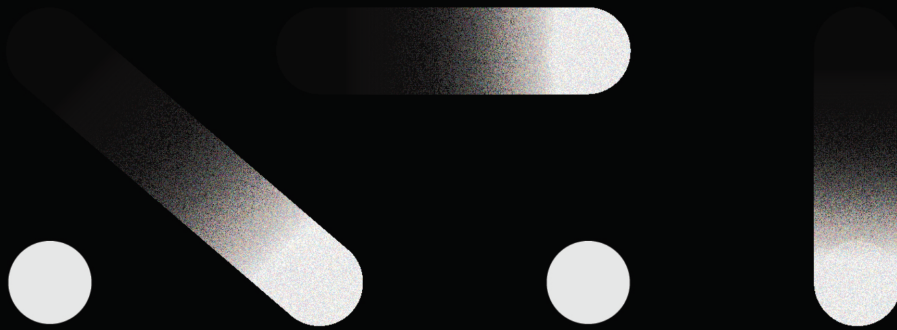
ATTACHED UNDER 1M



	Average List Price	Average DOM	Sale-to-List Ratio	Average Sales Price
February 2023	\$442,326	68	88.2%	\$390,013
YoY Change	1.3%	209.1%	-2.0%	-0.8%

*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.



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