

Local Market Update – October 2023

A Research Tool Provided by Georgia Association of REALTORS



Gwinnett County

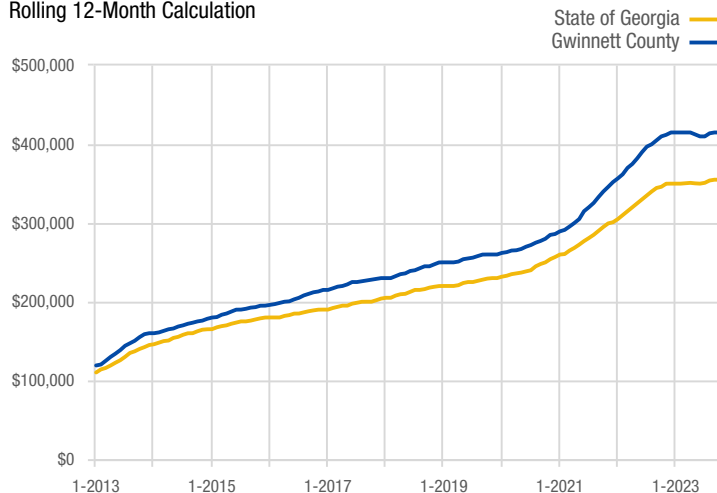
Single Family	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
Key Metrics						
New Listings	960	811	- 15.5%	11,639	9,003	- 22.6%
Pending Sales	608	556	- 8.6%	8,422	7,230	- 14.2%
Closed Sales	648	623	- 3.9%	8,516	7,094	- 16.7%
Days on Market Until Sale	31	28	- 9.7%	20	33	+ 65.0%
Median Sales Price*	\$404,900	\$425,000	+ 5.0%	\$416,500	\$420,000	+ 0.8%
Average Sales Price*	\$445,107	\$483,875	+ 8.7%	\$466,856	\$469,498	+ 0.6%
Percent of List Price Received*	98.3%	99.1%	+ 0.8%	101.6%	99.3%	- 2.3%
Inventory of Homes for Sale	2,018	1,340	- 33.6%	—	—	—
Months Supply of Inventory	2.4	1.9	- 20.8%	—	—	—

Townhouse/Condo	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
Key Metrics						
New Listings	128	163	+ 27.3%	1,499	1,463	- 2.4%
Pending Sales	89	87	- 2.2%	1,152	1,112	- 3.5%
Closed Sales	85	108	+ 27.1%	1,195	1,060	- 11.3%
Days on Market Until Sale	20	27	+ 35.0%	17	34	+ 100.0%
Median Sales Price*	\$330,000	\$364,798	+ 10.5%	\$327,000	\$350,500	+ 7.2%
Average Sales Price*	\$337,988	\$367,450	+ 8.7%	\$332,438	\$357,752	+ 7.6%
Percent of List Price Received*	98.2%	99.1%	+ 0.9%	101.8%	99.4%	- 2.4%
Inventory of Homes for Sale	236	254	+ 7.6%	—	—	—
Months Supply of Inventory	2.1	2.4	+ 14.3%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

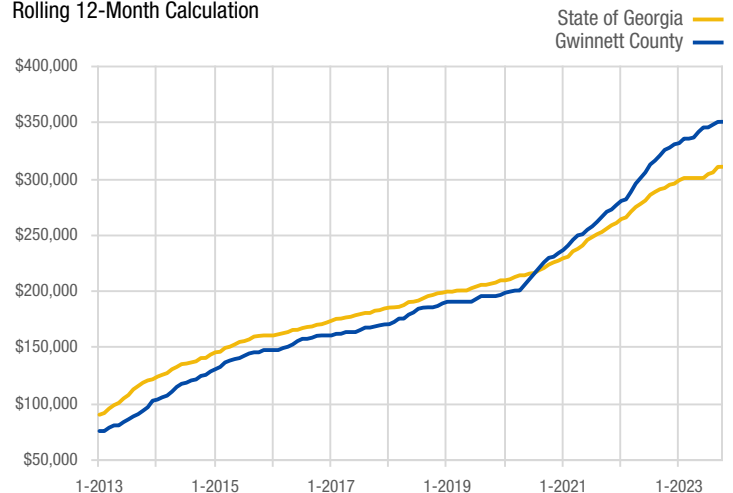
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point. Current as of November 16, 2023. All data from the multiple listing services in the state of Georgia. Report © 2023 ShowingTime.