

Local Market Update – January 2023

A Research Tool Provided by Georgia Association of REALTORS



Habersham County

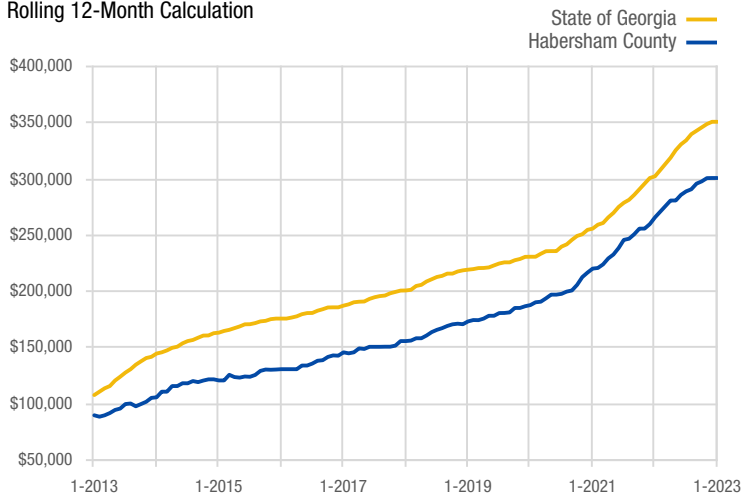
Single Family	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
Key Metrics						
New Listings	60	43	- 28.3%	60	43	- 28.3%
Pending Sales	56	57	+ 1.8%	56	57	+ 1.8%
Closed Sales	41	38	- 7.3%	41	38	- 7.3%
Days on Market Until Sale	31	48	+ 54.8%	31	48	+ 54.8%
Median Sales Price*	\$273,000	\$299,750	+ 9.8%	\$273,000	\$299,750	+ 9.8%
Average Sales Price*	\$290,848	\$359,865	+ 23.7%	\$290,848	\$359,865	+ 23.7%
Percent of List Price Received*	99.4%	98.7%	- 0.7%	99.4%	98.7%	- 0.7%
Inventory of Homes for Sale	58	96	+ 65.5%	—	—	—
Months Supply of Inventory	1.0	2.1	+ 110.0%	—	—	—

Townhouse/Condo	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
Key Metrics						
New Listings	1	1	0.0%	1	1	0.0%
Pending Sales	2	0	- 100.0%	2	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	1	—	—	1	—	—
Median Sales Price*	\$225,000	—	—	\$225,000	—	—
Average Sales Price*	\$225,000	—	—	\$225,000	—	—
Percent of List Price Received*	100.0%	—	—	100.0%	—	—
Inventory of Homes for Sale	15	6	- 60.0%	—	—	—
Months Supply of Inventory	11.3	6.0	- 46.9%	—	—	—

* 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.

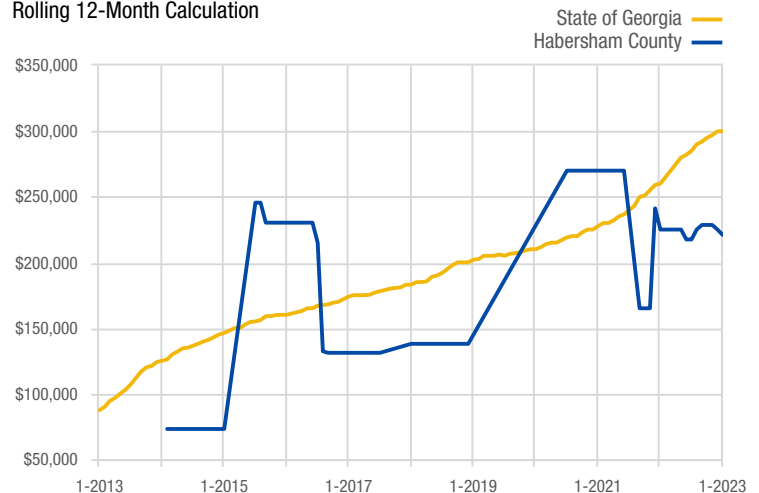
Median Sales Price - Single Family

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 February 16, 2023. All data from the multiple listing services in the state of Georgia. Report © 2023 ShowingTime.