

Local Market Update – January 2023

A Research Tool Provided by Georgia Association of REALTORS



Hall County

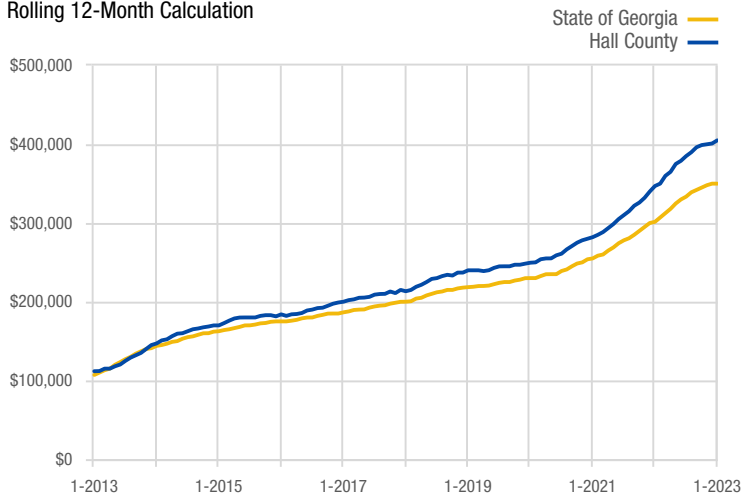
Single Family	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
Key Metrics						
New Listings	202	186	- 7.9%	202	186	- 7.9%
Pending Sales	216	136	- 37.0%	216	136	- 37.0%
Closed Sales	180	107	- 40.6%	180	107	- 40.6%
Days on Market Until Sale	41	54	+ 31.7%	41	54	+ 31.7%
Median Sales Price*	\$380,933	\$400,000	+ 5.0%	\$380,933	\$400,000	+ 5.0%
Average Sales Price*	\$465,525	\$429,224	- 7.8%	\$465,525	\$429,224	- 7.8%
Percent of List Price Received*	99.6%	96.9%	- 2.7%	99.6%	96.9%	- 2.7%
Inventory of Homes for Sale	223	414	+ 85.7%	—	—	—
Months Supply of Inventory	0.9	2.2	+ 144.4%	—	—	—

Townhouse/Condo	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
Key Metrics						
New Listings	10	27	+ 170.0%	10	27	+ 170.0%
Pending Sales	14	22	+ 57.1%	14	22	+ 57.1%
Closed Sales	7	18	+ 157.1%	7	18	+ 157.1%
Days on Market Until Sale	10	55	+ 450.0%	10	55	+ 450.0%
Median Sales Price*	\$259,900	\$305,000	+ 17.4%	\$259,900	\$305,000	+ 17.4%
Average Sales Price*	\$232,257	\$312,798	+ 34.7%	\$232,257	\$312,798	+ 34.7%
Percent of List Price Received*	101.4%	98.5%	- 2.9%	101.4%	98.5%	- 2.9%
Inventory of Homes for Sale	3	43	+ 1,333.3%	—	—	—
Months Supply of Inventory	0.3	2.6	+ 766.7%	—	—	—

* 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.

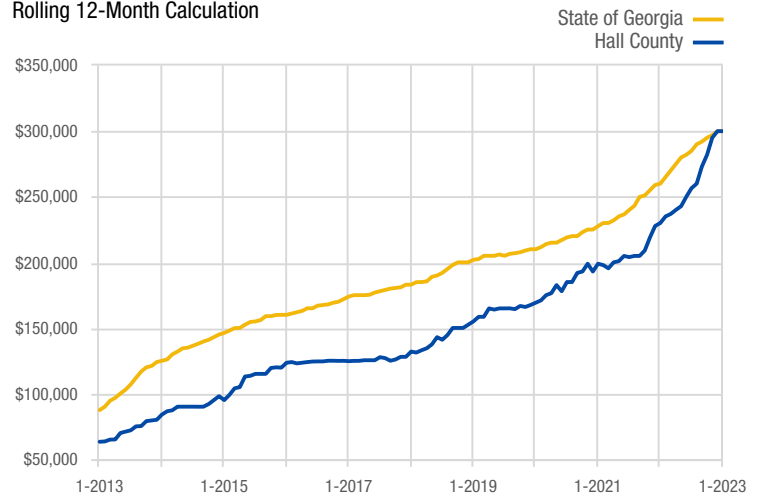
Median Sales Price - Single Family

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.