

Local Market Update – December 2022

A Research Tool Provided by Georgia Association of REALTORS



Gwinnett County

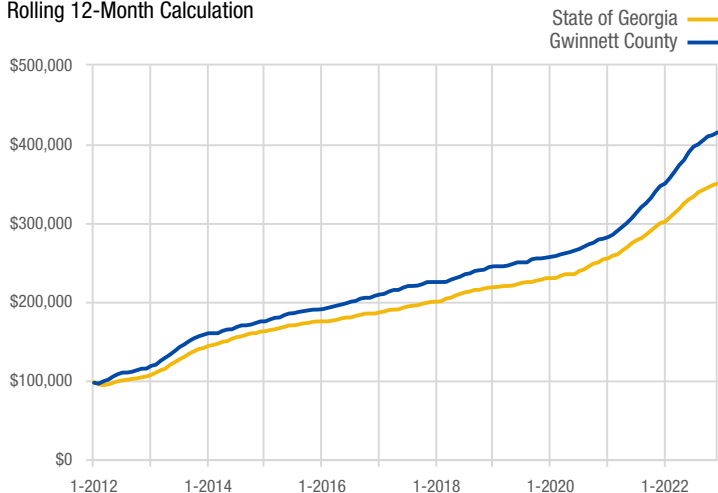
Single Family	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
Key Metrics						
New Listings	750	535	- 28.7%	14,159	12,708	- 10.2%
Pending Sales	688	499	- 27.5%	12,643	9,378	- 25.8%
Closed Sales	918	621	- 32.4%	13,054	9,652	- 26.1%
Days on Market Until Sale	21	41	+ 95.2%	17	22	+ 29.4%
Median Sales Price*	\$390,000	\$395,000	+ 1.3%	\$347,000	\$414,995	+ 19.6%
Average Sales Price*	\$425,364	\$430,709	+ 1.3%	\$386,679	\$461,528	+ 19.4%
Percent of List Price Received*	101.8%	97.9%	- 3.8%	102.0%	101.1%	- 0.9%
Inventory of Homes for Sale	780	1,462	+ 87.4%	—	—	—
Months Supply of Inventory	0.7	1.9	+ 171.4%	—	—	—

Townhouse/Condo	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
Key Metrics						
New Listings	95	95	0.0%	1,093	1,697	+ 55.3%
Pending Sales	95	72	- 24.2%	932	1,307	+ 40.2%
Closed Sales	97	94	- 3.1%	852	1,368	+ 60.6%
Days on Market Until Sale	20	39	+ 95.0%	18	19	+ 5.6%
Median Sales Price*	\$326,000	\$335,000	+ 2.8%	\$280,000	\$329,750	+ 17.8%
Average Sales Price*	\$327,310	\$340,714	+ 4.1%	\$281,073	\$333,469	+ 18.6%
Percent of List Price Received*	101.8%	97.9%	- 3.8%	101.6%	101.3%	- 0.3%
Inventory of Homes for Sale	94	206	+ 119.1%	—	—	—
Months Supply of Inventory	1.2	1.9	+ 58.3%	—	—	—

* 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.

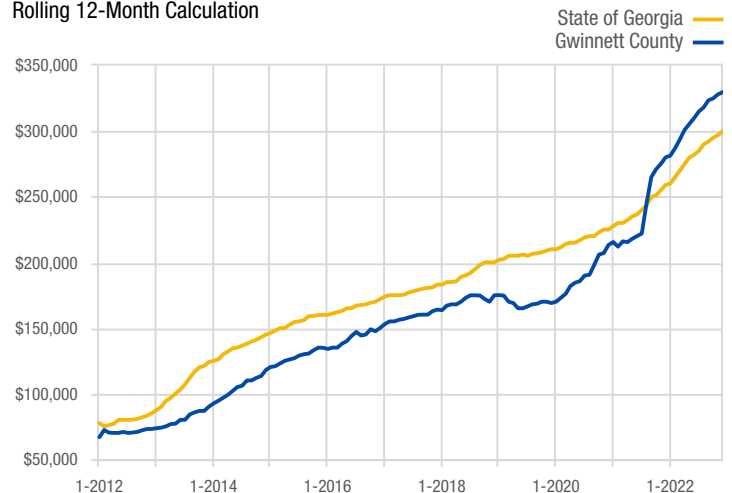
Median Sales Price - Single Family

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 January 17, 2023. All data from the multiple listing services in the state of Georgia. Report © 2023 ShowingTime.