

# Local Market Update – December 2022

A Research Tool Provided by Georgia Association of REALTORS



## Habersham County

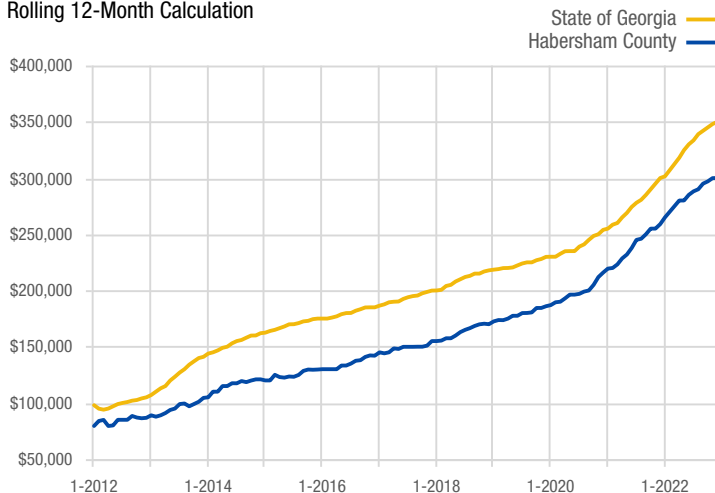
Single Family	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
<b>Key Metrics</b>						
New Listings	39	<b>49</b>	+ 25.6%	781	<b>820</b>	+ 5.0%
Pending Sales	35	<b>30</b>	- 14.3%	675	<b>537</b>	- 20.4%
Closed Sales	40	<b>38</b>	- 5.0%	699	<b>548</b>	- 21.6%
Days on Market Until Sale	21	<b>32</b>	+ 52.4%	27	<b>24</b>	- 11.1%
Median Sales Price*	\$270,000	<b>\$297,600</b>	+ 10.2%	\$259,000	<b>\$300,000</b>	+ 15.8%
Average Sales Price*	\$284,945	<b>\$365,106</b>	+ 28.1%	\$302,485	<b>\$332,161</b>	+ 9.8%
Percent of List Price Received*	100.3%	<b>96.9%</b>	- 3.4%	99.1%	<b>99.0%</b>	- 0.1%
Inventory of Homes for Sale	58	<b>131</b>	+ 125.9%	—	—	—
Months Supply of Inventory	1.0	<b>2.9</b>	+ 190.0%	—	—	—

Townhouse/Condo	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
<b>Key Metrics</b>						
New Listings	0	<b>2</b>	—	19	<b>11</b>	- 42.1%
Pending Sales	0	<b>0</b>	0.0%	2	<b>5</b>	+ 150.0%
Closed Sales	1	<b>0</b>	- 100.0%	2	<b>5</b>	+ 150.0%
Days on Market Until Sale	19	—	—	13	<b>91</b>	+ 600.0%
Median Sales Price*	\$317,395	—	—	\$241,198	<b>\$225,000</b>	- 6.7%
Average Sales Price*	\$317,395	—	—	\$241,198	<b>\$229,460</b>	- 4.9%
Percent of List Price Received*	100.0%	—	—	100.0%	<b>98.9%</b>	- 1.1%
Inventory of Homes for Sale	16	<b>5</b>	- 68.8%	—	—	—
Months Supply of Inventory	16.0	<b>4.0</b>	- 75.0%	—	—	—

\* 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.

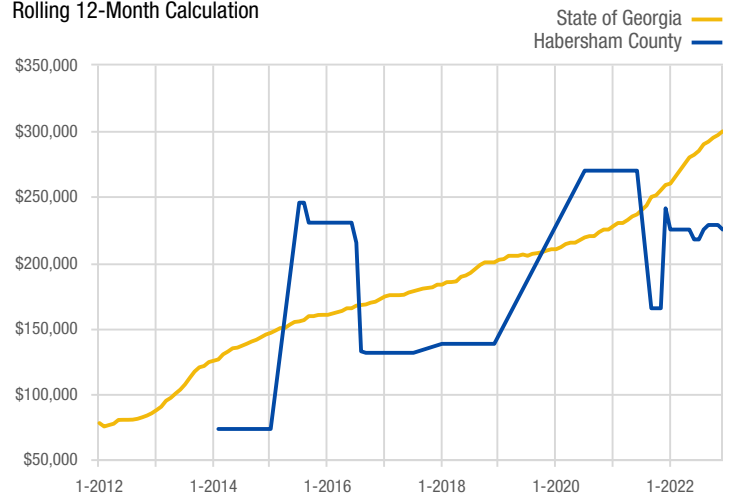
### Median Sales Price - Single Family

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.