

February 2021

All Home Types
Single Family
Townhouse
Condo/Coop

Local Market Insight

Alpharetta, GA



Presented by
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February 2021

Alpharetta, GA

New Listings**326****↑ 7.9%**from Jan 2021:
302**↓ -22.0%**from Feb 2020:
418

YTD	2021	2020	+/-
	628	767	-18.1%

5-year Feb average: **405****Closed Sales****216****↑ 10.8%**from Jan 2021:
195**↑ 5.4%**from Feb 2020:
205

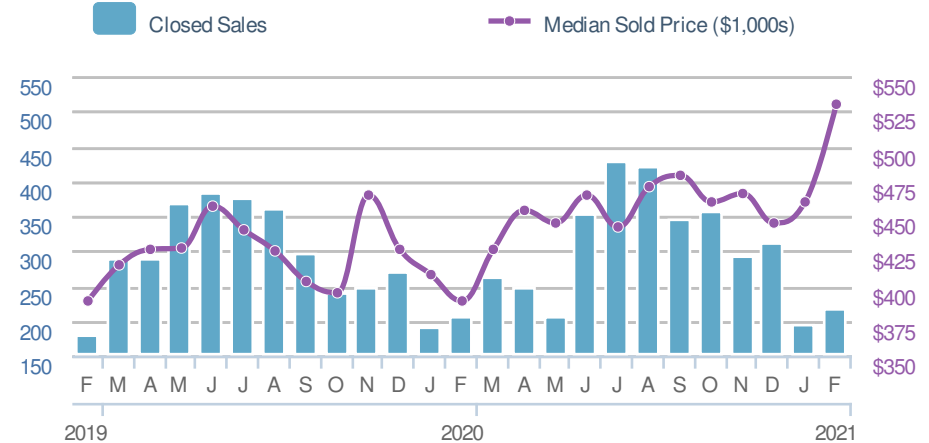
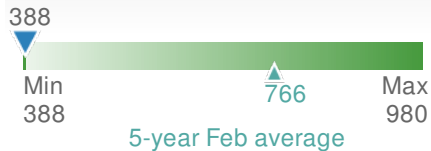
YTD	2021	2020	+/-
	411	394	4.3%

5-year Feb average: **198****New Pending****273****↓ -0.4%**from Jan 2021:
274**↓ -2.2%**from Feb 2020:
279

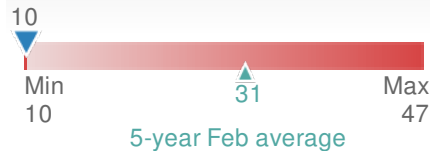
YTD	2021	2020	+/-
	547	521	5.0%

5-year Feb average: **270****Median Sold Price****\$530,000****↑ 15.2%**from Jan 2021:
\$460,000**↑ 36.1%**from Feb 2020:
\$389,500

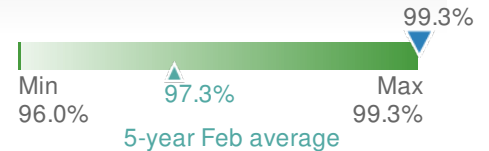
YTD	2021	2020	+/-
	\$495,000	\$400,250	23.7%

5-year Feb average: **\$427,850****Active Listings****388**

Jan 2021	Feb 2020
385	895

Median Days to Contract**10**

Jan 2021	Feb 2020	YTD
14	43	11

Avg Sold to OLP Ratio**99.3%**

Jan 2021	Feb 2020	YTD
98.1%	96.5%	98.7%

February 2021**Alpharetta, GA - Single Family****New Listings****240****↑ 4.8%**from Jan 2021:
229**↓ -25.9%**from Feb 2020:
324

YTD	2021	2020	+/-
	469	590	-20.5%

5-year Feb average: **316****Closed Sales****164****↑ 5.8%**from Jan 2021:
155**↑ 18.0%**from Feb 2020:
139

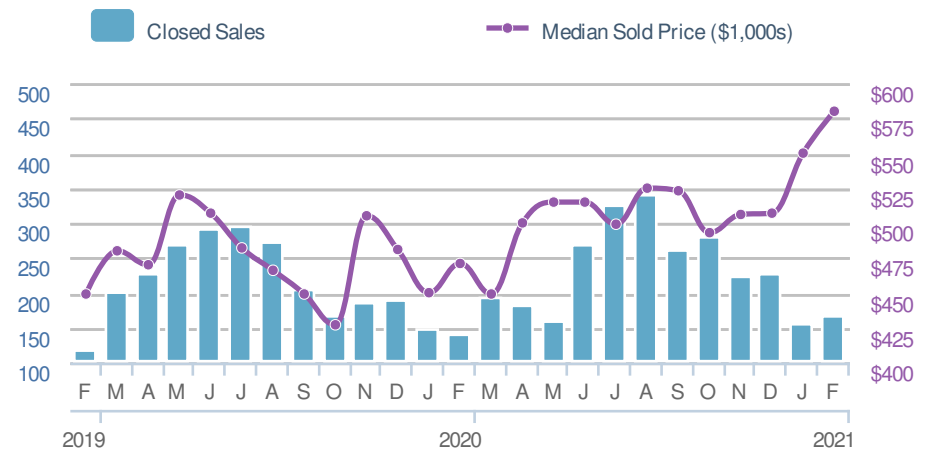
YTD	2021	2020	+/-
	319	286	11.5%

5-year Feb average: **141****New Pending****197****↓ -7.9%**from Jan 2021:
214**↓ -3.0%**from Feb 2020:
203

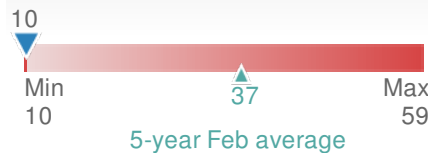
YTD	2021	2020	+/-
	411	369	11.4%

5-year Feb average: **198****Median Sold Price****\$580,250****↑ 5.5%**from Jan 2021:
\$550,000**↑ 23.2%**from Feb 2020:
\$471,000

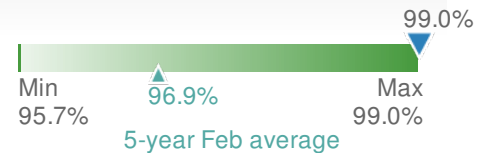
YTD	2021	2020	+/-
	\$560,000	\$464,000	20.7%

5-year Feb average: **\$486,063****Active Listings****318**

Jan 2021	Feb 2020
314	751

Median Days to Contract**10**

Jan 2021	Feb 2020	YTD
15	46	11

Avg Sold to OLP Ratio**99.0%**

Jan 2021	Feb 2020	YTD
97.8%	96.1%	98.5%

February 2021**Alpharetta, GA - Townhouse****New Listings****71****↑34.0%**from Jan 2021:
53**↓-9.0%**from Feb 2020:
78

YTD	2021	2020	+/-
	124	140	-11.4%

5-year Feb average: **74****Closed Sales****46****↑53.3%**from Jan 2021:
30**↓-4.2%**from Feb 2020:
48

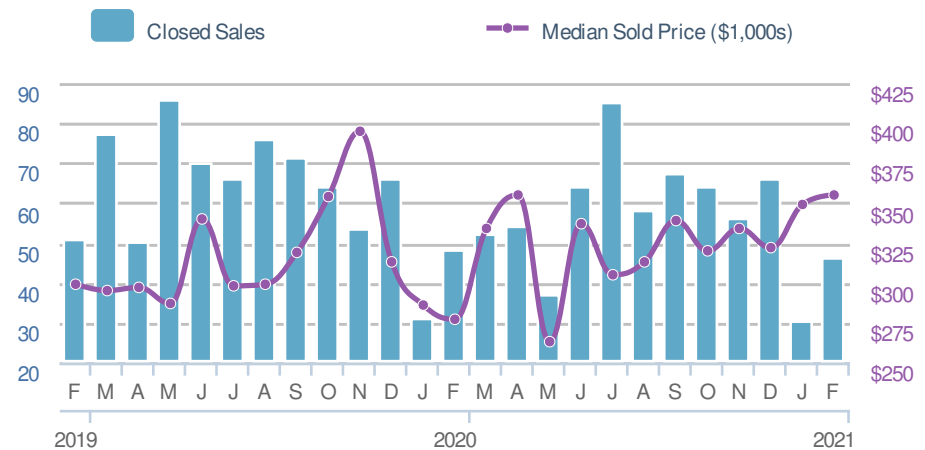
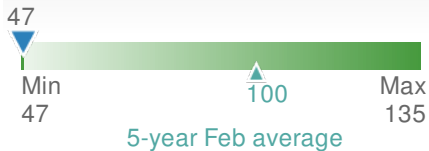
YTD	2021	2020	+/-
	76	79	-3.8%

5-year Feb average: **46****New Pending****63****↑21.2%**from Jan 2021:
52**↑5.0%**from Feb 2020:
60

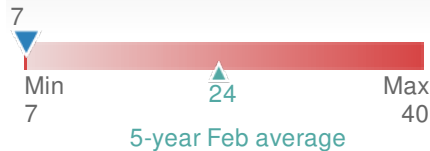
YTD	2021	2020	+/-
	115	118	-2.5%

5-year Feb average: **57****Median Sold Price****\$355,000****↑1.7%**from Jan 2021:
\$349,000**↑27.9%**from Feb 2020:
\$277,500

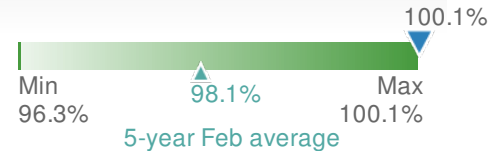
YTD	2021	2020	+/-
	\$350,000	\$285,500	22.6%

5-year Feb average: **\$312,000****Active Listings****47**

Jan 2021	Feb 2020
48	111

Median Days to Contract**7**

Jan 2021	Feb 2020	YTD
14	39	11

Avg Sold to OLP Ratio**100.1%**

Jan 2021	Feb 2020	YTD
99.3%	97.5%	99.8%

February 2021**Alpharetta, GA - Condo/Coop****New Listings****15****↓ -25.0%**from Jan 2021:
20**↓ -6.3%**from Feb 2020:
16

YTD	2021	2020	+/-
	35	37	-5.4%

5-year Feb average: **16****Closed Sales****6****↓ -40.0%**from Jan 2021:
10**↓ -66.7%**from Feb 2020:
18

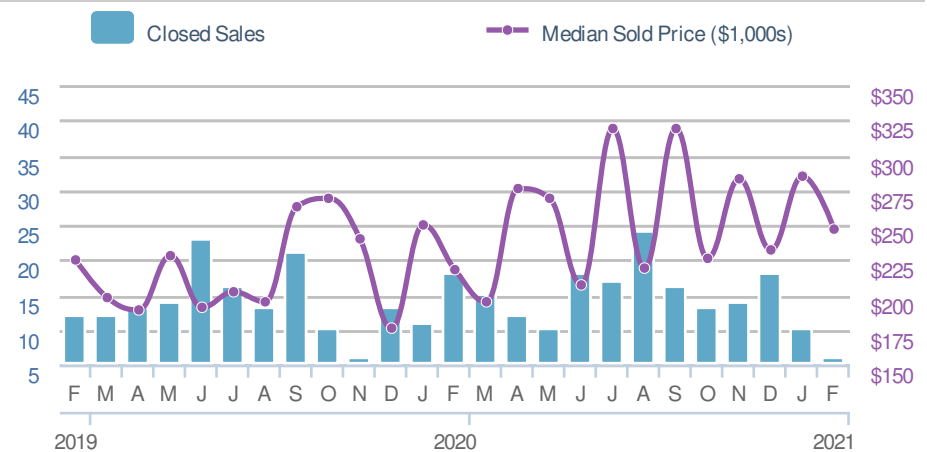
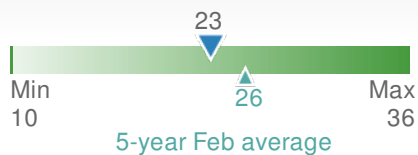
YTD	2021	2020	+/-
	16	29	-44.8%

5-year Feb average: **12****New Pending****13****↑ 62.5%**from Jan 2021:
8**↓ -18.8%**from Feb 2020:
16

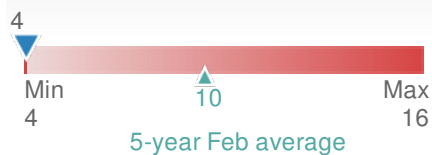
YTD	2021	2020	+/-
	21	34	-38.2%

5-year Feb average: **15****Median Sold Price****\$247,500****↓ -13.3%**from Jan 2021:
\$285,500**↑ 13.3%**from Feb 2020:
\$218,500

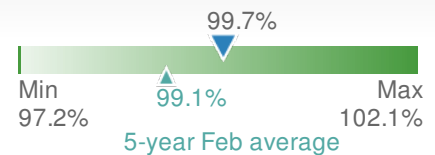
YTD	2021	2020	+/-
	\$265,000	\$226,000	17.3%

5-year Feb average: **\$215,875****Active Listings****23**

Jan 2021	Feb 2020
23	33

Median Days to Contract**4**

Jan 2021	Feb 2020	YTD
11	10	6

Avg Sold to OLP Ratio**99.7%**

Jan 2021	Feb 2020	YTD
98.0%	97.2%	98.6%