

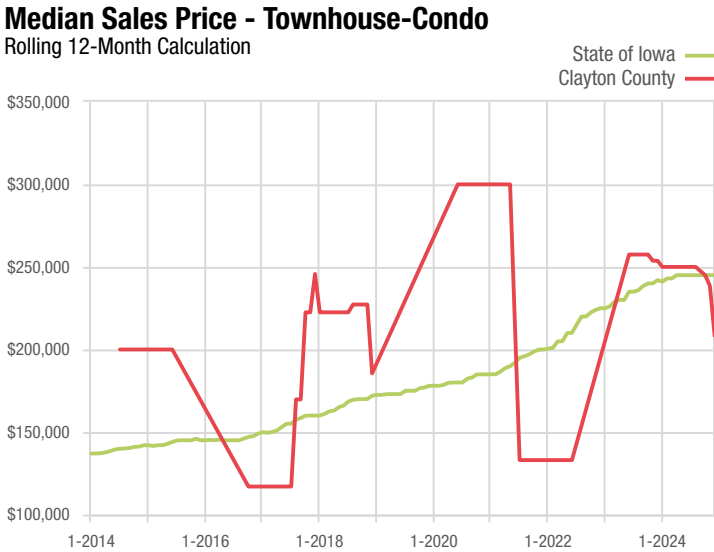
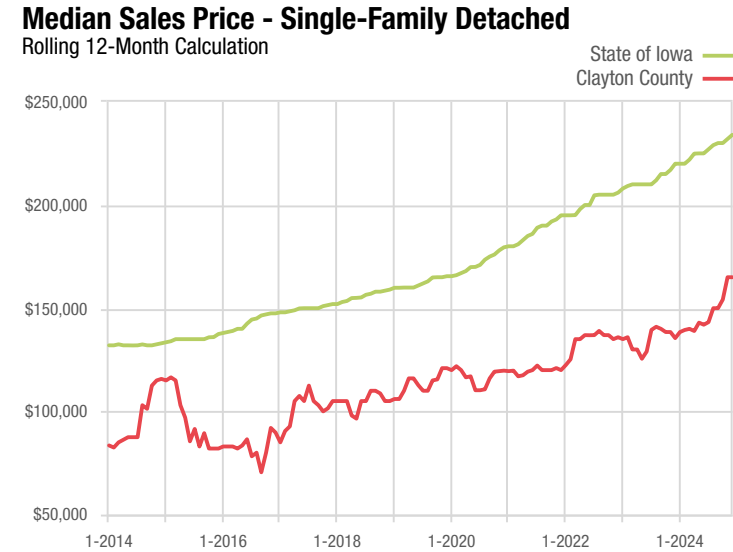


Clayton County

Single-Family Detached	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	3	4	+ 33.3%	168	154	- 8.3%
Pending Sales	7	5	- 28.6%	151	121	- 19.9%
Closed Sales	11	7	- 36.4%	158	124	- 21.5%
Days on Market Until Sale	45	18	- 60.0%	34	36	+ 5.9%
Median Sales Price*	\$120,000	\$230,000	+ 91.7%	\$135,500	\$165,000	+ 21.8%
Average Sales Price*	\$160,909	\$231,357	+ 43.8%	\$178,972	\$201,358	+ 12.5%
Percent of List Price Received*	91.5%	93.7%	+ 2.4%	96.3%	96.4%	+ 0.1%
Inventory of Homes for Sale	19	24	+ 26.3%	—	—	—
Months Supply of Inventory	1.5	2.4	+ 60.0%	—	—	—

Townhouse-Condo	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	0	0	0.0%	2	6	+ 200.0%
Pending Sales	1	0	- 100.0%	4	3	- 25.0%
Closed Sales	0	1	—	4	4	0.0%
Days on Market Until Sale	—	6	—	111	306	+ 175.7%
Median Sales Price*	—	\$178,000	—	\$253,749	\$208,250	- 17.9%
Average Sales Price*	—	\$178,000	—	\$255,624	\$199,125	- 22.1%
Percent of List Price Received*	—	96.2%	—	95.7%	97.8%	+ 2.2%
Inventory of Homes for Sale	1	4	+ 300.0%	—	—	—
Months Supply of Inventory	0.8	4.0	+ 400.0%	—	—	—

\* Does not account for seller concessions; % Change may be extreme due to small sample size.



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.