

Local Market Update – December 2024

A Research Tool Provided by Georgia Association of REALTORS



Hall County

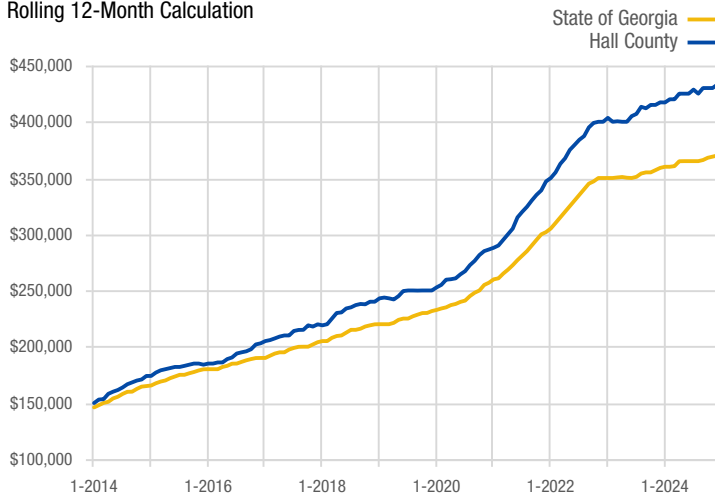
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
Key Metrics						
New Listings	137	169	+ 23.4%	2,744	3,098	+ 12.9%
Pending Sales	111	86	- 22.5%	2,063	2,001	- 3.0%
Closed Sales	130	152	+ 16.9%	2,073	2,016	- 2.7%
Days on Market Until Sale	48	61	+ 27.1%	44	46	+ 4.5%
Median Sales Price*	\$420,750	\$450,000	+ 7.0%	\$417,288	\$432,995	+ 3.8%
Average Sales Price*	\$474,419	\$517,229	+ 9.0%	\$499,548	\$515,098	+ 3.1%
Percent of List Price Received*	98.0%	97.0%	- 1.0%	98.3%	98.0%	- 0.3%
Inventory of Homes for Sale	418	610	+ 45.9%	—	—	—
Months Supply of Inventory	2.4	3.7	+ 54.2%	—	—	—

Townhouse/Condo	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
Key Metrics						
New Listings	18	21	+ 16.7%	379	400	+ 5.5%
Pending Sales	12	15	+ 25.0%	301	238	- 20.9%
Closed Sales	21	28	+ 33.3%	305	230	- 24.6%
Days on Market Until Sale	52	51	- 1.9%	35	42	+ 20.0%
Median Sales Price*	\$339,990	\$312,450	- 8.1%	\$321,000	\$315,000	- 1.9%
Average Sales Price*	\$322,846	\$319,406	- 1.1%	\$322,884	\$322,102	- 0.2%
Percent of List Price Received*	97.5%	99.2%	+ 1.7%	98.0%	99.3%	+ 1.3%
Inventory of Homes for Sale	42	106	+ 152.4%	—	—	—
Months Supply of Inventory	1.7	5.3	+ 211.8%	—	—	—

* 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.

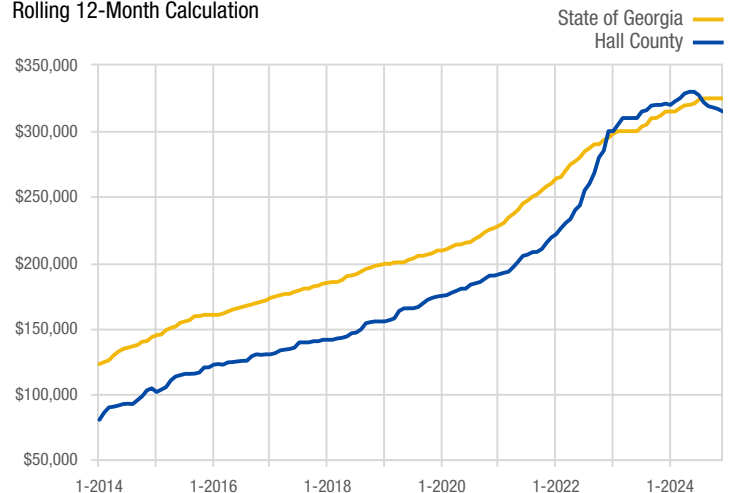
Median Sales Price - Single Family

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 16, 2025. All data from the multiple listing services in the state of Georgia. Report © 2025 ShowingTime Plus, LLC.