

Housing Supply Overview



October 2025

Although mortgage rates have edged down, U.S. pending home sales were unchanged from the previous month, with contract activity remaining 0.9% lower than a year ago, according to the National Association of REALTORS®. Contract signings increased both month-over-month and year-over-year in the Northeast and South, while the Midwest and West posted declines. For the 12-month period spanning November 2024 through October 2025, Sales in the state of Georgia were down 0.6 percent overall. The price range with the largest gain in sales was the \$500,000 and Above range, where they increased 3.5 percent.

The overall Median Sales Price remained flat at \$360,000. The property type with the largest price gain was the Single Family Homes segment, where prices remained flat at \$370,000. The price range that tended to sell the quickest was the \$500,000 and Above range at 54 days; the price range that tended to sell the slowest was the \$199,999 or Less range at 57 days.

Market-wide, inventory levels were up 18.7 percent. The property type that gained the most inventory was the Townhouse/Condo segment, where it increased 23.4 percent. That amounts to 4.6 months supply for Single Family homes and 5.7 months supply for Townhouse/Condo.

Quick Facts

+ 3.5%	+ 0.8%	- 0.1%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$500,000 and Above	4 Bedrooms or More	Single Family

This is a research tool provided by the Georgia Association of REALTORS®. Percent changes are calculated using rounded figures.

Pending Sales	2
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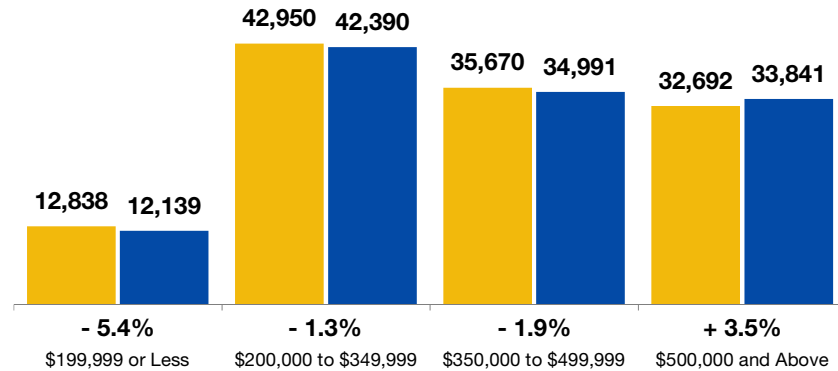
Pending Sales

A count of properties on which offers have been accepted.
Based on a rolling 12-month total.



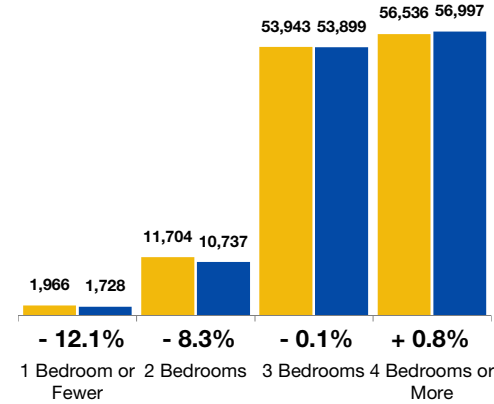
By Price Range

10-2024 10-2025



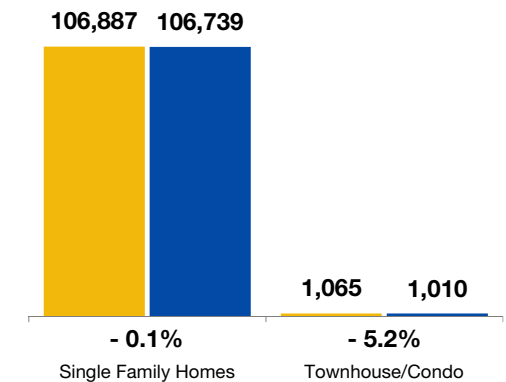
By Bedroom Count

10-2024 10-2025



By Property Type

10-2024 10-2025



All Properties

By Price Range

	10-2024	10-2025	Change
\$199,999 or Less	12,838	12,139	- 5.4%
\$200,000 to \$349,999	42,950	42,390	- 1.3%
\$350,000 to \$499,999	35,670	34,991	- 1.9%
\$500,000 and Above	32,692	33,841	+ 3.5%
All Price Ranges	124,150	123,361	- 0.6%

Single Family Homes

10-2024	10-2025	Change	10-2024	10-2025	Change
10,104	9,591	- 5.1%	87	106	+ 21.8%
35,340	34,914	- 1.2%	479	466	- 2.7%
31,651	31,104	- 1.7%	301	250	- 16.9%
29,792	31,130	+ 4.5%	198	188	- 5.1%
106,887	106,739	- 0.1%	1,065	1,010	- 5.2%

Townhouse/Condo

	10-2024	10-2025	Change
	87	106	+ 21.8%
	479	466	- 2.7%
	301	250	- 16.9%
	198	188	- 5.1%
	1,065	1,010	- 5.2%

By Bedroom Count

	10-2024	10-2025	Change
1 Bedroom or Fewer	1,966	1,728	- 12.1%
2 Bedrooms	11,704	10,737	- 8.3%
3 Bedrooms	53,943	53,899	- 0.1%
4 Bedrooms or More	56,536	56,997	+ 0.8%
All Bedroom Counts	124,150	123,361	- 0.6%

10-2024	10-2025	Change	10-2024	10-2025	Change
587	563	- 4.1%	107	72	- 32.7%
6,558	6,026	- 8.1%	350	342	- 2.3%
45,348	45,374	+ 0.1%	488	484	- 0.8%
54,394	54,776	+ 0.7%	120	112	- 6.7%
106,887	106,739	- 0.1%	1,065	1,010	- 5.2%

	10-2024	10-2025	Change
	107	72	- 32.7%
	350	342	- 2.3%
	488	484	- 0.8%
	120	112	- 6.7%
	1,065	1,010	- 5.2%

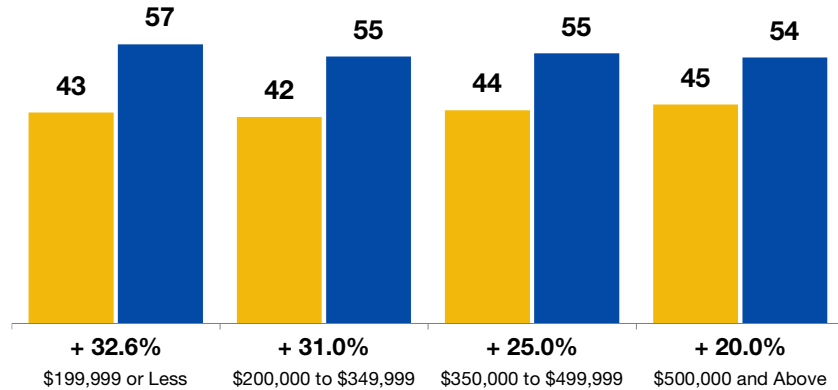
Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted.
Based on a rolling 12-month average.



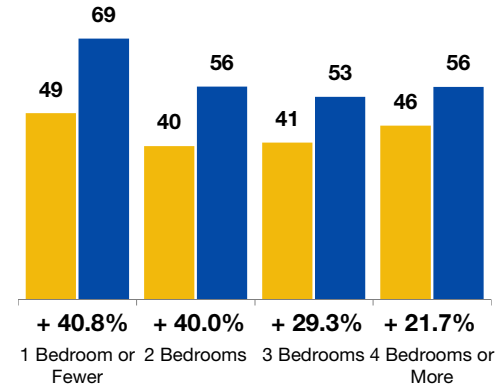
By Price Range

10-2024 10-2025



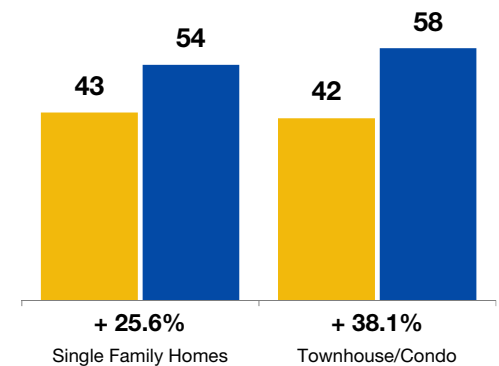
By Bedroom Count

10-2024 10-2025



By Property Type

10-2024 10-2025



All Properties

By Price Range

	10-2024	10-2025	Change
\$199,999 or Less	43	57	+ 32.6%
\$200,000 to \$349,999	42	55	+ 31.0%
\$350,000 to \$499,999	44	55	+ 25.0%
\$500,000 and Above	45	54	+ 20.0%
All Price Ranges	43	55	+ 27.9%

Single Family Homes

10-2024	10-2025	Change	10-2024	10-2025	Change
43	56	+ 30.2%	42	66	+ 57.0%
42	54	+ 28.6%	42	58	+ 40.5%
44	55	+ 25.0%	40	53	+ 32.7%
44	54	+ 22.7%	46	60	+ 31.1%
43	54	+ 25.6%	42	58	+ 38.1%

Townhouse/Condo

By Bedroom Count

	10-2024	10-2025	Change
1 Bedroom or Fewer	49	69	+ 40.8%
2 Bedrooms	40	56	+ 40.0%
3 Bedrooms	41	53	+ 29.3%
4 Bedrooms or More	46	56	+ 21.7%
All Bedroom Counts	43	55	+ 27.9%

10-2024	10-2025	Change	10-2024	10-2025	Change
60	74	+ 23.3%	43	66	+ 51.8%
42	55	+ 31.0%	37	57	+ 54.4%
41	52	+ 26.8%	45	58	+ 29.8%
46	56	+ 21.7%	43	54	+ 26.0%
43	54	+ 25.6%	42	58	+ 38.1%

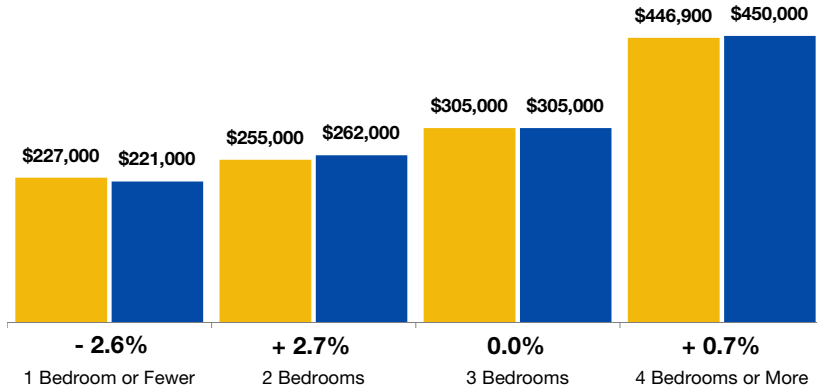
Median Sales Price

Median price point for all closed sales, not accounting for seller concessions.
Based on a rolling 12-month median.



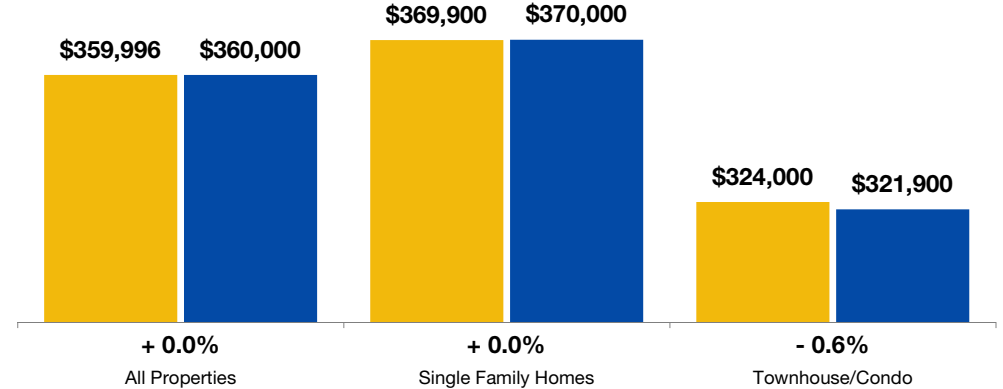
By Bedroom Count

10-2024 10-2025



By Property Type

10-2024 10-2025



All Properties

By Bedroom Count	10-2024	10-2025	Change
1 Bedroom or Fewer	\$227,000	\$221,000	- 2.6%
2 Bedrooms	\$255,000	\$262,000	+ 2.7%
3 Bedrooms	\$305,000	\$305,000	0.0%
4 Bedrooms or More	\$446,900	\$450,000	+ 0.7%
All Bedroom Counts	\$359,996	\$360,000	+ 0.0%

Single Family Homes

10-2024	10-2025	Change
\$165,000	\$175,000	+ 6.1%
\$235,000	\$249,900	+ 6.3%
\$301,800	\$304,000	+ 0.7%
\$449,000	\$450,000	+ 0.2%
\$369,900	\$370,000	+ 0.0%

Townhouse/Condo

10-2024	10-2025	Change
\$248,000	\$242,500	- 2.2%
\$280,000	\$282,500	+ 0.9%
\$349,864	\$340,000	- 2.8%
\$515,000	\$470,495	- 8.6%
\$324,000	\$321,900	- 0.6%

Percent of Original List Price Received

Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



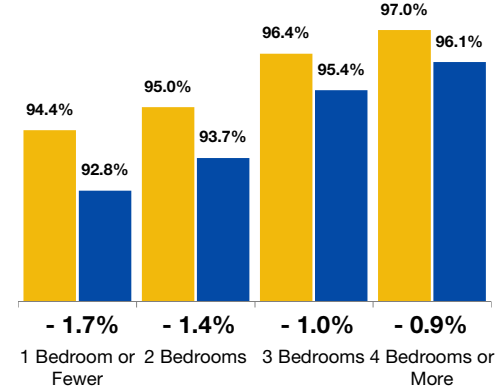
By Price Range

10-2024 10-2025



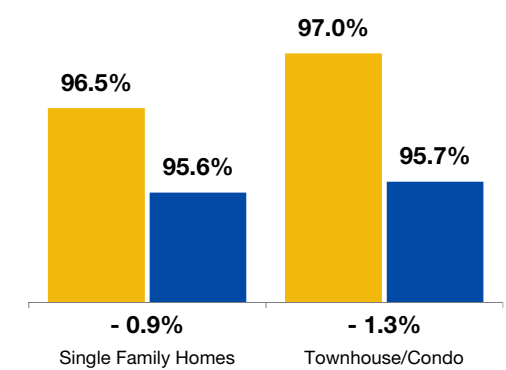
By Bedroom Count

10-2024 10-2025



By Property Type

10-2024 10-2025



All Properties

By Price Range	10-2024	10-2025	Change
\$199,999 or Less	91.7%	89.8%	- 2.1%
\$200,000 to \$349,999	96.7%	95.9%	- 0.8%
\$350,000 to \$499,999	97.6%	96.8%	- 0.8%
\$500,000 and Above	97.1%	96.3%	- 0.8%
All Price Ranges	96.5%	95.6%	- 0.9%

Single Family Homes

10-2024	10-2025	Change	10-2024	10-2025	Change
91.5%	89.7%	- 2.0%	93.5%	89.8%	- 4.0%
96.6%	95.9%	- 0.7%	97.2%	96.2%	- 1.0%
97.5%	96.8%	- 0.7%	97.9%	96.9%	- 1.0%
97.1%	96.3%	- 0.8%	97.3%	96.5%	- 0.8%
96.5%	95.6%	- 0.9%	97.0%	95.7%	- 1.3%

Townhouse/Condo

By Bedroom Count	10-2024	10-2025	Change
1 Bedroom or Fewer	94.4%	92.8%	- 1.7%
2 Bedrooms	95.0%	93.7%	- 1.4%
3 Bedrooms	96.4%	95.4%	- 1.0%
4 Bedrooms or More	97.0%	96.1%	- 0.9%
All Bedroom Counts	96.5%	95.6%	- 0.9%

10-2024	10-2025	Change	10-2024	10-2025	Change
91.2%	90.5%	- 0.8%	96.1%	94.2%	- 2.0%
94.0%	92.9%	- 1.2%	96.7%	95.0%	- 1.8%
96.3%	95.4%	- 0.9%	97.4%	96.3%	- 1.1%
97.0%	96.2%	- 0.8%	97.4%	96.4%	- 1.0%
96.5%	95.6%	- 0.9%	97.0%	95.7%	- 1.3%

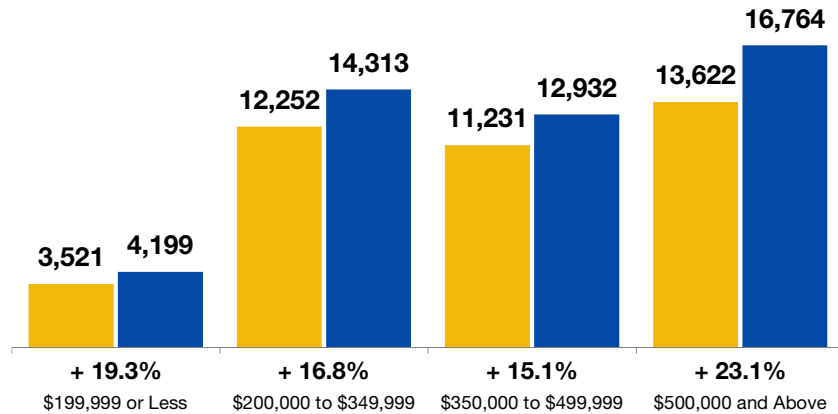
Inventory of Homes for Sale

The number of properties available for sale in active status at the end of the most recent month.
Based on one month of activity.



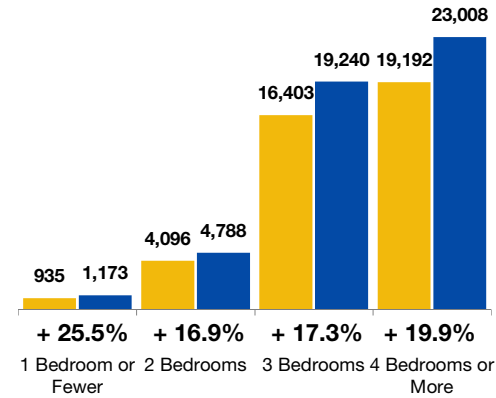
By Price Range

10-2024 10-2025



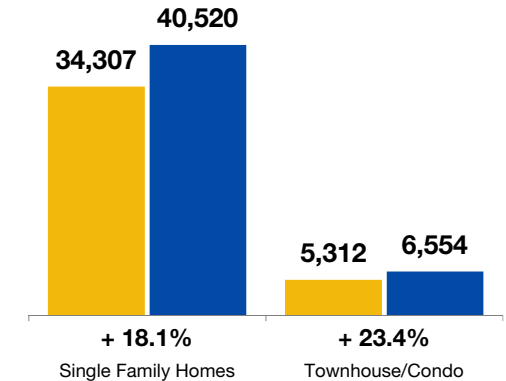
By Bedroom Count

10-2024 10-2025



By Property Type

10-2024 10-2025



All Properties

By Price Range

	10-2024	10-2025	Change
\$199,999 or Less	3,521	4,199	+ 19.3%
\$200,000 to \$349,999	12,252	14,313	+ 16.8%
\$350,000 to \$499,999	11,231	12,932	+ 15.1%
\$500,000 and Above	13,622	16,764	+ 23.1%
All Price Ranges	40,626	48,209	+ 18.7%

Single Family Homes

10-2024	10-2025	Change	10-2024	10-2025	Change
2,663	3,059	+ 14.9%	464	713	+ 53.7%
9,519	11,022	+ 15.8%	2,377	2,873	+ 20.9%
9,868	11,259	+ 14.1%	1,252	1,548	+ 23.6%
12,257	15,179	+ 23.8%	1,219	1,420	+ 16.5%
34,307	40,520	+ 18.1%	5,312	6,554	+ 23.4%

Townhouse/Condo

10-2024	10-2025	Change	10-2024	10-2025	Change
2,663	3,059	+ 14.9%	464	713	+ 53.7%
9,519	11,022	+ 15.8%	2,377	2,873	+ 20.9%
9,868	11,259	+ 14.1%	1,252	1,548	+ 23.6%
12,257	15,179	+ 23.8%	1,219	1,420	+ 16.5%
34,307	40,520	+ 18.1%	5,312	6,554	+ 23.4%

By Bedroom Count

	10-2024	10-2025	Change
1 Bedroom or Fewer	935	1,173	+ 25.5%
2 Bedrooms	4,096	4,788	+ 16.9%
3 Bedrooms	16,403	19,240	+ 17.3%
4 Bedrooms or More	19,192	23,008	+ 19.9%
All Bedroom Counts	40,626	48,209	+ 18.7%

10-2024	10-2025	Change	10-2024	10-2025	Change
347	375	+ 8.1%	558	772	+ 38.4%
2,215	2,530	+ 14.2%	1,759	2,112	+ 20.1%
13,373	15,679	+ 17.2%	2,476	2,977	+ 20.2%
18,372	21,936	+ 19.4%	519	693	+ 33.5%
34,307	40,520	+ 18.1%	5,312	6,554	+ 23.4%

10-2024	10-2025	Change
558	772	+ 38.4%
1,759	2,112	+ 20.1%
2,476	2,977	+ 20.2%
519	693	+ 33.5%
5,312	6,554	+ 23.4%

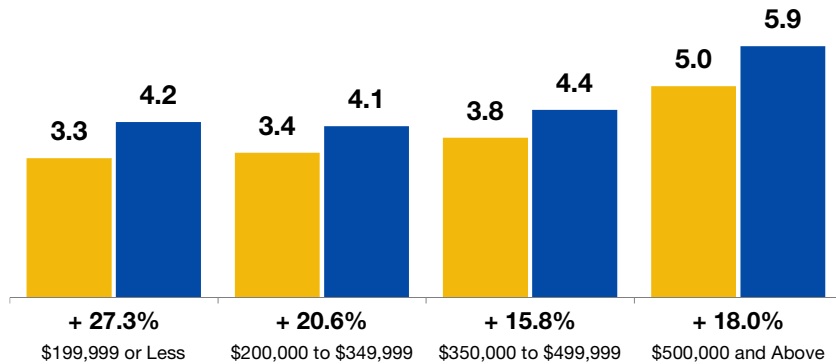
Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months. **Based on one month of activity.**



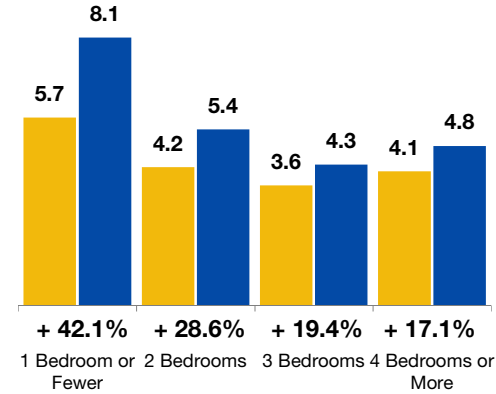
By Price Range

10-2024 10-2025



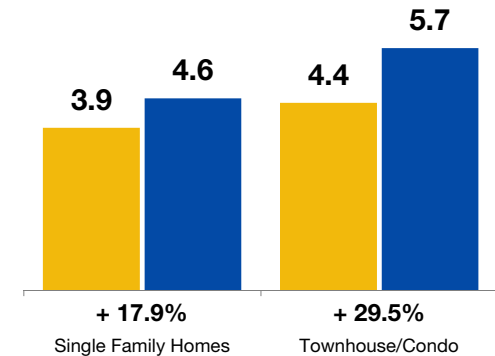
By Bedroom Count

10-2024 10-2025



By Property Type

10-2024 10-2025



All Properties

By Price Range

	10-2024	10-2025	Change
\$199,999 or Less	3.3	4.2	+ 27.3%
\$200,000 to \$349,999	3.4	4.1	+ 20.6%
\$350,000 to \$499,999	3.8	4.4	+ 15.8%
\$500,000 and Above	5.0	5.9	+ 18.0%
All Price Ranges	3.9	4.7	+ 20.5%

Single Family Homes

10-2024	10-2025	Change	10-2024	10-2025	Change
3.2	3.8	+ 18.8%	4.3	7.1	+ 65.1%
3.2	3.8	+ 18.8%	4.3	5.5	+ 27.9%
3.7	4.3	+ 16.2%	4.0	5.1	+ 27.5%
4.9	5.9	+ 20.4%	5.3	6.7	+ 26.4%
3.9	4.6	+ 17.9%	4.4	5.7	+ 29.5%

Townhouse/Condo

By Bedroom Count

	10-2024	10-2025	Change
1 Bedroom or Fewer	5.7	8.1	+ 42.1%
2 Bedrooms	4.2	5.4	+ 28.6%
3 Bedrooms	3.6	4.3	+ 19.4%
4 Bedrooms or More	4.1	4.8	+ 17.1%
All Bedroom Counts	3.9	4.7	+ 20.5%

10-2024	10-2025	Change	10-2024	10-2025	Change
7.1	8.0	+ 12.7%	5.0	8.3	+ 66.0%
4.1	5.0	+ 22.0%	4.4	5.8	+ 31.8%
3.5	4.1	+ 17.1%	4.3	5.3	+ 23.3%
4.1	4.8	+ 17.1%	4.6	5.9	+ 28.3%
3.9	4.6	+ 17.9%	4.4	5.7	+ 29.5%