

Housing Supply Overview



December 2025

U.S. pending home sales climbed to their highest level in nearly three years, rising 3.3% month-over-month, according to the National Association of REALTORS®. Economists polled by Reuters had forecast a 1.0% increase in contract signings. On a year-over-year basis, pending home sales advanced 2.6%, with both monthly and annual gains recorded across all four regions. For the 12-month period spanning January 2025 through December 2025, Sales in the state of Georgia were down 1.4 percent overall. The price range with the largest gain in sales was the \$500,000 and Above range, where they increased 1.7 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 55 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 13.1 percent. The property type that gained the most inventory was the Townhouse/Condo segment, where it increased 17.5 percent. That amounts to 3.8 months supply for Single Family homes and 4.7 months supply for Townhouse/Condo.

Quick Facts

+ 1.7%	- 0.7%	+ 1.3%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$500,000 and Above	4 Bedrooms or More	Townhouse/Condo

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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Median Sales Price	4
Percent of Original List Price Received	5
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Months Supply of Inventory	7

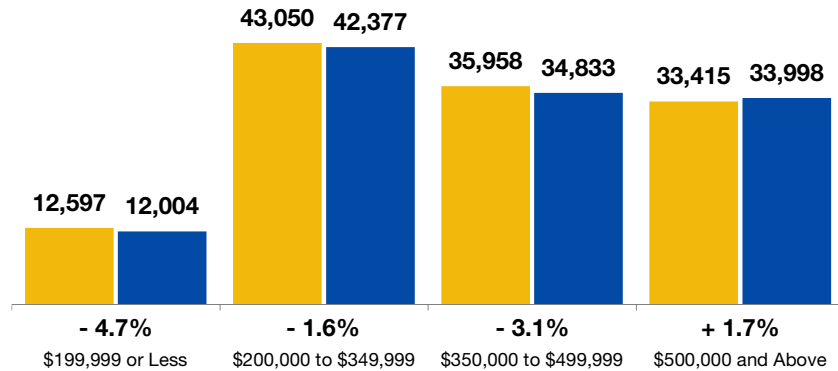
Pending Sales

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



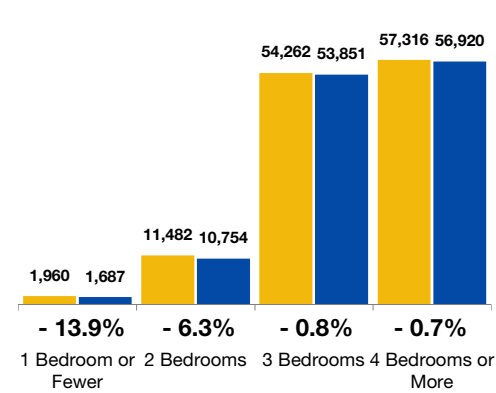
By Price Range

12-2024 12-2025



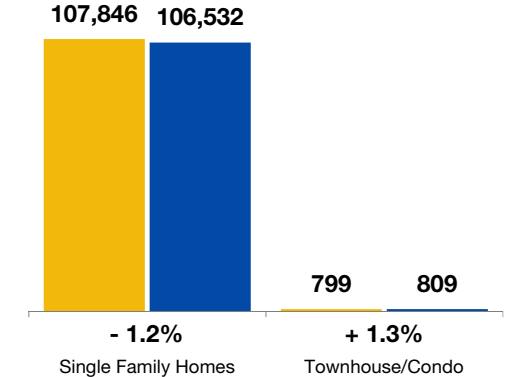
By Bedroom Count

12-2024 12-2025



By Property Type

12-2024 12-2025



All Properties

By Price Range	12-2024	12-2025	Change
\$199,999 or Less	12,597	12,004	- 4.7%
\$200,000 to \$349,999	43,050	42,377	- 1.6%
\$350,000 to \$499,999	35,958	34,833	- 3.1%
\$500,000 and Above	33,415	33,998	+ 1.7%
All Price Ranges	125,020	123,212	- 1.4%

Single Family Homes

12-2024	12-2025	Change	12-2024	12-2025	Change
9,973	9,468	- 5.1%	78	84	+ 7.7%
35,448	34,871	- 1.6%	378	374	- 1.1%
31,914	30,916	- 3.1%	207	213	+ 2.9%
30,511	31,277	+ 2.5%	136	138	+ 1.5%
107,846	106,532	- 1.2%	799	809	+ 1.3%

Townhouse/Condo

By Bedroom Count	12-2024	12-2025	Change
1 Bedroom or Fewer	1,960	1,687	- 13.9%
2 Bedrooms	11,482	10,754	- 6.3%
3 Bedrooms	54,262	53,851	- 0.8%
4 Bedrooms or More	57,316	56,920	- 0.7%
All Bedroom Counts	125,020	123,212	- 1.4%

12-2024	12-2025	Change	12-2024	12-2025	Change
603	548	- 9.1%	65	57	- 12.3%
6,441	6,058	- 5.9%	252	230	- 8.7%
45,641	45,301	- 0.7%	403	433	+ 7.4%
55,161	54,625	- 1.0%	79	89	+ 12.7%
107,846	106,532	- 1.2%	799	809	+ 1.3%

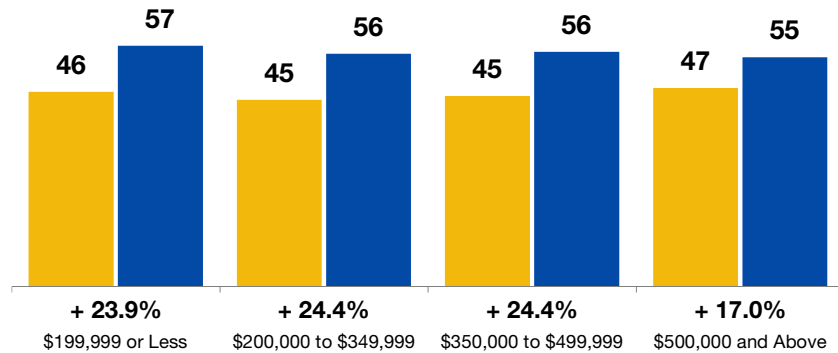
Days on Market Until Sale

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



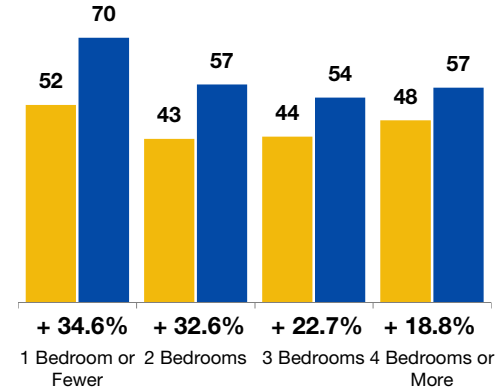
By Price Range

■ 12-2024 ■ 12-2025



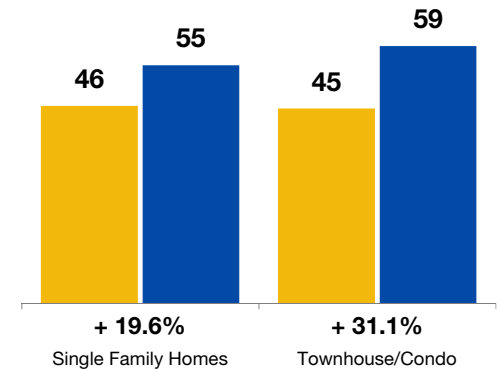
By Bedroom Count

■ 12-2024 ■ 12-2025



By Property Type

■ 12-2024 ■ 12-2025



All Properties

By Price Range	12-2024	12-2025	Change
\$199,999 or Less	46	57	+ 23.9%
\$200,000 to \$349,999	45	56	+ 24.4%
\$350,000 to \$499,999	45	56	+ 24.4%
\$500,000 and Above	47	55	+ 17.0%
All Price Ranges	46	56	+ 21.7%

Single Family Homes

12-2024	12-2025	Change	12-2024	12-2025	Change
46	56	+ 21.7%	48	68	+ 43.4%
45	55	+ 22.2%	45	60	+ 33.4%
46	56	+ 21.7%	42	54	+ 27.4%
47	54	+ 14.9%	49	62	+ 26.5%
46	55	+ 19.6%	45	59	+ 31.1%

Townhouse/Condo

By Bedroom Count	12-2024	12-2025	Change
1 Bedroom or Fewer	52	70	+ 34.6%
2 Bedrooms	43	57	+ 32.6%
3 Bedrooms	44	54	+ 22.7%
4 Bedrooms or More	48	57	+ 18.8%
All Bedroom Counts	46	56	+ 21.7%

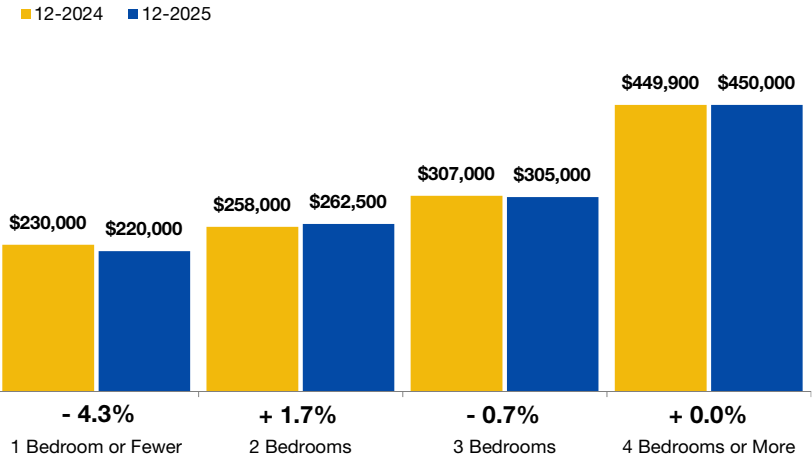
12-2024	12-2025	Change	12-2024	12-2025	Change
60	76	+ 26.7%	48	67	+ 38.0%
45	56	+ 24.4%	40	59	+ 46.4%
43	53	+ 23.3%	47	59	+ 24.9%
48	56	+ 16.7%	47	56	+ 20.8%
46	55	+ 19.6%	45	59	+ 31.1%

Median Sales Price

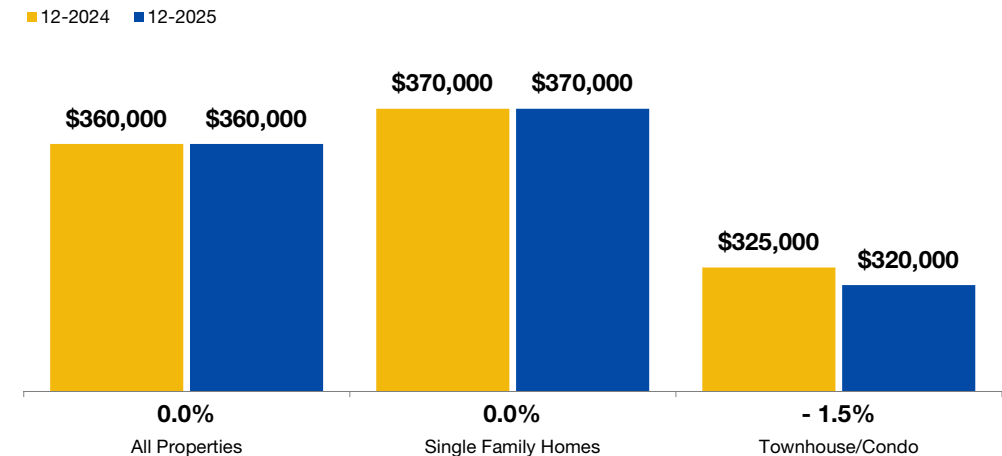
Median price point for all closed sales, not accounting for seller concessions.
Based on a rolling 12-month median.



By Bedroom Count



By Property Type



All Properties

By Bedroom Count	12-2024	12-2025	Change
1 Bedroom or Fewer	\$230,000	\$220,000	- 4.3%
2 Bedrooms	\$258,000	\$262,500	+ 1.7%
3 Bedrooms	\$307,000	\$305,000	- 0.7%
4 Bedrooms or More	\$449,900	\$450,000	+ 0.0%
All Bedroom Counts	\$360,000	\$360,000	0.0%

Single Family Homes

12-2024	12-2025	Change
\$168,500	\$171,500	+ 1.8%
\$235,000	\$250,000	+ 6.4%
\$305,000	\$303,510	- 0.5%
\$450,000	\$450,000	0.0%
\$370,000	\$370,000	0.0%

Townhouse/Condo

12-2024	12-2025	Change
\$250,000	\$242,500	- 3.0%
\$282,500	\$281,000	- 0.5%
\$350,000	\$338,905	- 3.2%
\$510,000	\$459,260	- 9.9%
\$325,000	\$320,000	- 1.5%

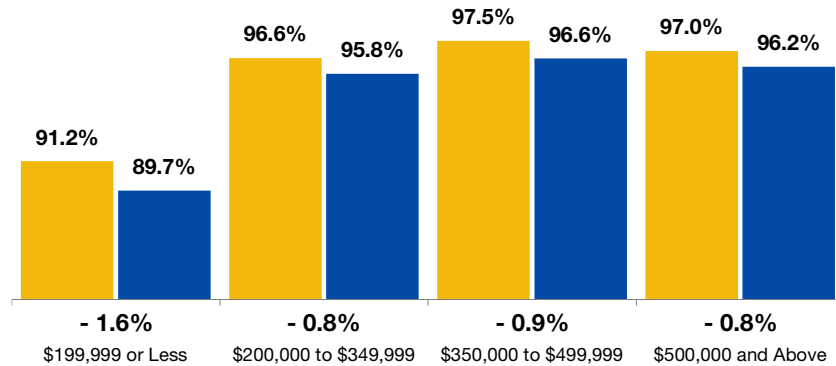
Percent of Original List Price Received

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.**



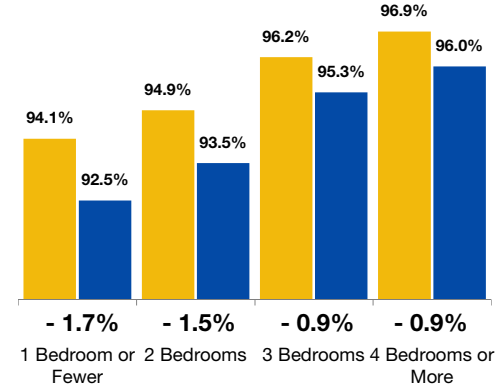
By Price Range

■ 12-2024 ■ 12-2025



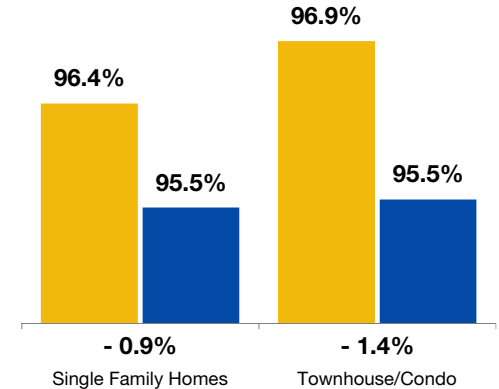
By Bedroom Count

■ 12-2024 ■ 12-2025



By Property Type

■ 12-2024 ■ 12-2025



All Properties

By Price Range

	12-2024	12-2025	Change
\$199,999 or Less	91.2%	89.7%	- 1.6%
\$200,000 to \$349,999	96.6%	95.8%	- 0.8%
\$350,000 to \$499,999	97.5%	96.6%	- 0.9%
\$500,000 and Above	97.0%	96.2%	- 0.8%
All Price Ranges	96.4%	95.4%	- 1.0%

Single Family Homes

12-2024	12-2025	Change	12-2024	12-2025	Change
91.0%	89.6%	- 1.5%	92.8%	89.8%	- 3.2%
96.5%	95.8%	- 0.7%	97.1%	96.0%	- 1.1%
97.5%	96.6%	- 0.9%	97.8%	96.7%	- 1.1%
97.0%	96.1%	- 0.9%	97.2%	96.3%	- 0.9%
96.4%	95.5%	- 0.9%	96.9%	95.5%	- 1.4%

Townhouse/Condo

12-2024	12-2025	Change	12-2024	12-2025	Change
91.0%	89.6%	- 1.5%	92.8%	89.8%	- 3.2%
96.5%	95.8%	- 0.7%	97.1%	96.0%	- 1.1%
97.5%	96.6%	- 0.9%	97.8%	96.7%	- 1.1%
97.0%	96.1%	- 0.9%	97.2%	96.3%	- 0.9%
96.4%	95.5%	- 0.9%	96.9%	95.5%	- 1.4%

By Bedroom Count

	12-2024	12-2025	Change
1 Bedroom or Fewer	94.1%	92.5%	- 1.7%
2 Bedrooms	94.9%	93.5%	- 1.5%
3 Bedrooms	96.2%	95.3%	- 0.9%
4 Bedrooms or More	96.9%	96.0%	- 0.9%
All Bedroom Counts	96.4%	95.4%	- 1.0%

12-2024	12-2025	Change	12-2024	12-2025	Change
90.8%	90.1%	- 0.8%	95.8%	94.0%	- 1.9%
93.9%	92.7%	- 1.3%	96.5%	94.8%	- 1.8%
96.1%	95.3%	- 0.8%	97.3%	96.1%	- 1.2%
96.9%	96.0%	- 0.9%	97.2%	96.2%	- 1.0%
96.4%	95.5%	- 0.9%	96.9%	95.5%	- 1.4%

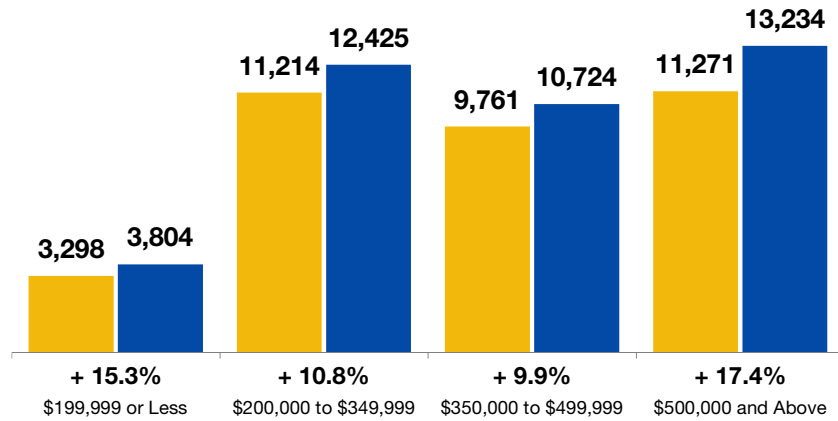
Inventory of Homes for Sale

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



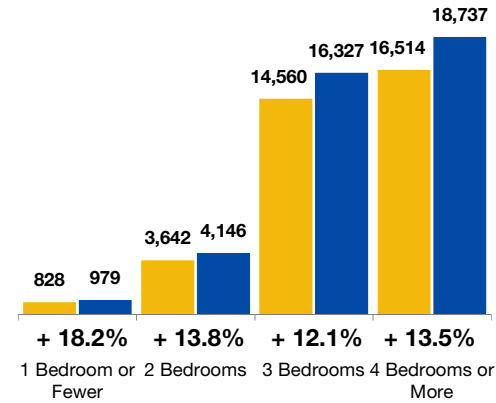
By Price Range

12-2024 12-2025



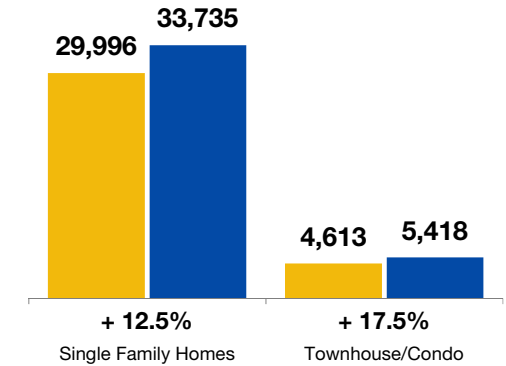
By Bedroom Count

12-2024 12-2025



By Property Type

12-2024 12-2025



All Properties

By Price Range

	12-2024	12-2025	Change
\$199,999 or Less	3,298	3,804	+ 15.3%
\$200,000 to \$349,999	11,214	12,425	+ 10.8%
\$350,000 to \$499,999	9,761	10,724	+ 9.9%
\$500,000 and Above	11,271	13,234	+ 17.4%
All Price Ranges	35,544	40,189	+ 13.1%

Single Family Homes

12-2024	12-2025	Change	12-2024	12-2025	Change
2,512	2,788	+ 11.0%	430	643	+ 49.5%
8,754	9,591	+ 9.6%	2,114	2,429	+ 14.9%
8,610	9,425	+ 9.5%	1,045	1,202	+ 15.0%
10,120	11,929	+ 17.9%	1,024	1,144	+ 11.7%
29,996	33,735	+ 12.5%	4,613	5,418	+ 17.5%

Townhouse/Condo

By Bedroom Count

	12-2024	12-2025	Change
1 Bedroom or Fewer	828	979	+ 18.2%
2 Bedrooms	3,642	4,146	+ 13.8%
3 Bedrooms	14,560	16,327	+ 12.1%
4 Bedrooms or More	16,514	18,737	+ 13.5%
All Bedroom Counts	35,544	40,189	+ 13.1%

12-2024	12-2025	Change	12-2024	12-2025	Change
296	334	+ 12.8%	505	623	+ 23.4%
2,004	2,218	+ 10.7%	1,518	1,795	+ 18.2%
11,931	13,331	+ 11.7%	2,141	2,470	+ 15.4%
15,765	17,852	+ 13.2%	449	530	+ 18.0%
29,996	33,735	+ 12.5%	4,613	5,418	+ 17.5%

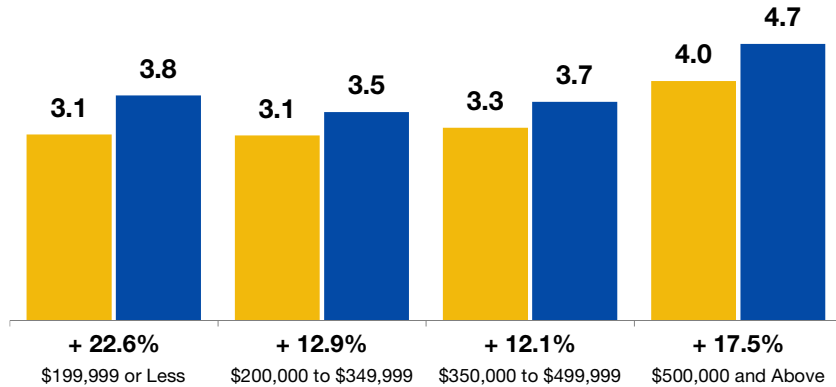
Months Supply of Inventory

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.**



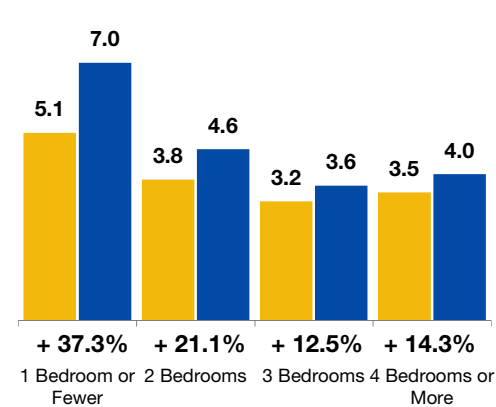
By Price Range

■ 12-2024 ■ 12-2025



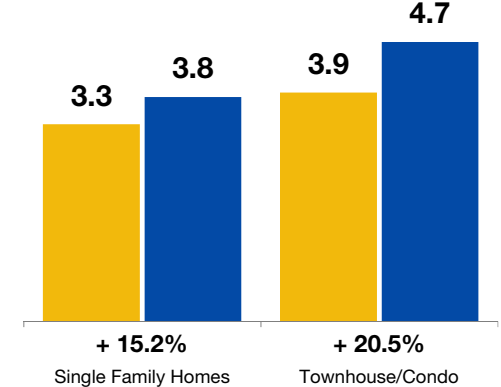
By Bedroom Count

■ 12-2024 ■ 12-2025



By Property Type

■ 12-2024 ■ 12-2025



All Properties

By Price Range

	12-2024	12-2025	Change
\$199,999 or Less	3.1	3.8	+ 22.6%
\$200,000 to \$349,999	3.1	3.5	+ 12.9%
\$350,000 to \$499,999	3.3	3.7	+ 12.1%
\$500,000 and Above	4.0	4.7	+ 17.5%
All Price Ranges	3.4	3.9	+ 14.7%

Single Family Homes

12-2024	12-2025	Change	12-2024	12-2025	Change
3.0	3.5	+ 16.7%	4.3	6.4	+ 48.8%
3.0	3.3	+ 10.0%	3.9	4.6	+ 17.9%
3.2	3.7	+ 15.6%	3.3	4.0	+ 21.2%
4.0	4.6	+ 15.0%	4.5	5.4	+ 20.0%
3.3	3.8	+ 15.2%	3.9	4.7	+ 20.5%

Townhouse/Condo

	12-2024	12-2025	Change
	4.3	6.4	+ 48.8%
	3.9	4.6	+ 17.9%
	3.3	4.0	+ 21.2%
	4.5	5.4	+ 20.0%
	3.9	4.7	+ 20.5%

By Bedroom Count

	12-2024	12-2025	Change
1 Bedroom or Fewer	5.1	7.0	+ 37.3%
2 Bedrooms	3.8	4.6	+ 21.1%
3 Bedrooms	3.2	3.6	+ 12.5%
4 Bedrooms or More	3.5	4.0	+ 14.3%
All Bedroom Counts	3.4	3.9	+ 14.7%

12-2024	12-2025	Change	12-2024	12-2025	Change
5.9	7.3	+ 23.7%	4.6	6.9	+ 50.0%
3.7	4.4	+ 18.9%	3.9	5.0	+ 28.2%
3.1	3.5	+ 12.9%	3.7	4.3	+ 16.2%
3.4	3.9	+ 14.7%	3.9	4.4	+ 12.8%
3.3	3.8	+ 15.2%	3.9	4.7	+ 20.5%