

Housing Supply Overview



February 2025

U.S. sales of new single-family homes dropped 10.5% month-over-month and 1.1% year-over-year to a seasonally adjusted annual rate of 657,000 units, according to the U.S. Census Bureau. Economists polled by Reuters had forecast new-home sales to come in at 680,000 units for the month. Sales decreased 20% in the Northeast, 16.7% in the Midwest, and 14.8% in the South, but increased 7.7% in the West. For the 12-month period spanning March 2024 through February 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 8.1 percent.

The overall Median Sales Price was up 2.9 percent to \$360,000. The property type with the largest price gain was the Townhouse/Condo segment, where prices increased 3.8 percent to \$327,033. The price range that tended to sell the quickest was the \$200,000 to \$349,999 range at 47 days; the price range that tended to sell the slowest was the \$199,999 or Less range at 49 days.

Market-wide, inventory levels were up 39.2 percent. The property type that gained the most inventory was the Townhouse/Condo segment, where it increased 59.5 percent. That amounts to 3.7 months supply for Single Family homes and 4.7 months supply for Townhouse/Condo.

Quick Facts

+ 8.1%	- 0.3%	- 0.9%
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
Days on Market Until Sale	3
Median Sales Price	4
Percent of Original List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7

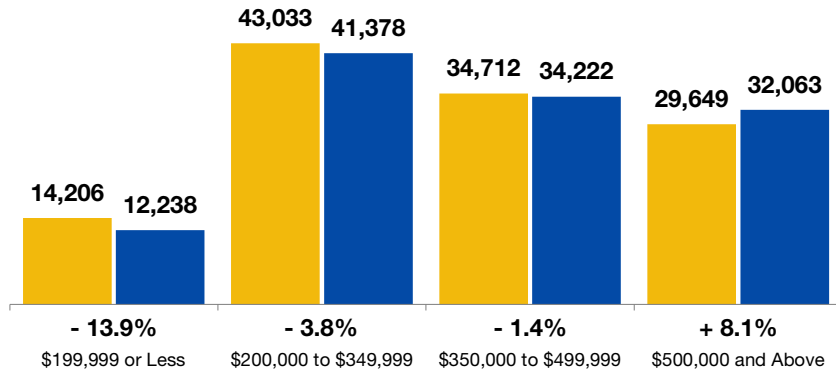
Pending Sales

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



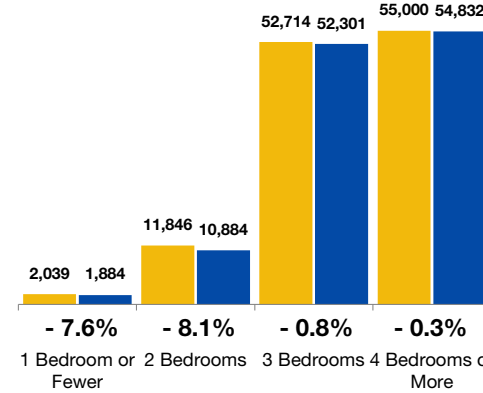
By Price Range

■ 2-2024 ■ 2-2025



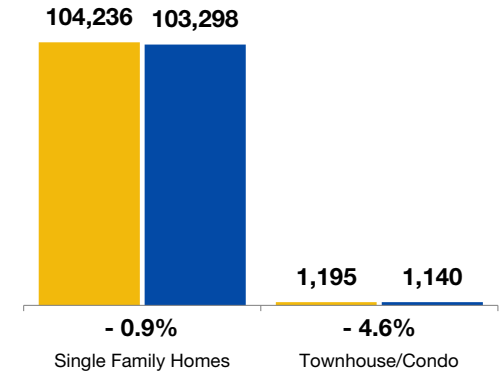
By Bedroom Count

■ 2-2024 ■ 2-2025



By Property Type

■ 2-2024 ■ 2-2025



All Properties

By Price Range	2-2024	2-2025	Change
\$199,999 or Less	14,206	12,238	- 13.9%
\$200,000 to \$349,999	43,033	41,378	- 3.8%
\$350,000 to \$499,999	34,712	34,222	- 1.4%
\$500,000 and Above	29,649	32,063	+ 8.1%
All Price Ranges	121,600	119,901	- 1.4%

Single Family Homes

2-2024	2-2025	Change	2-2024	2-2025	Change
11,103	9,726	- 12.4%	92	88	- 4.3%
35,387	34,093	- 3.7%	556	519	- 6.7%
30,866	30,271	- 1.9%	299	307	+ 2.7%
26,880	29,208	+ 8.7%	248	226	- 8.9%
104,236	103,298	- 0.9%	1,195	1,140	- 4.6%

Townhouse/Condo

By Bedroom Count	2-2024	2-2025	Change
1 Bedroom or Fewer	2,039	1,884	- 7.6%
2 Bedrooms	11,846	10,884	- 8.1%
3 Bedrooms	52,714	52,301	- 0.8%
4 Bedrooms or More	55,000	54,832	- 0.3%
All Bedroom Counts	121,600	119,901	- 1.4%

2-2024	2-2025	Change	2-2024	2-2025	Change
598	577	- 3.5%	93	73	- 21.5%
6,536	6,144	- 6.0%	416	336	- 19.2%
44,160	43,858	- 0.7%	574	616	+ 7.3%
52,942	52,719	- 0.4%	112	115	+ 2.7%
104,236	103,298	- 0.9%	1,195	1,140	- 4.6%

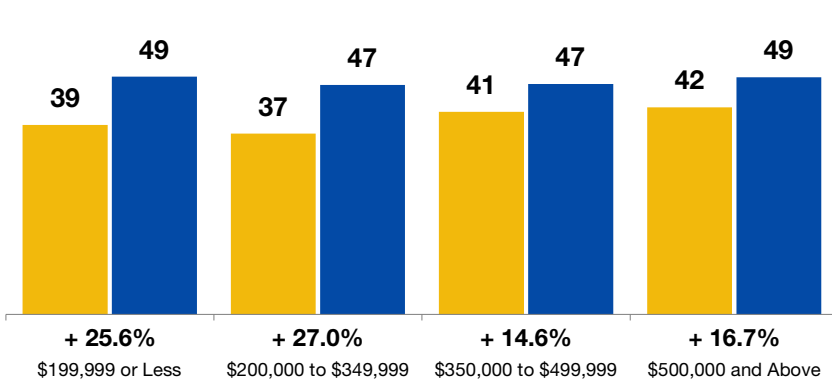
Days on Market Until Sale

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



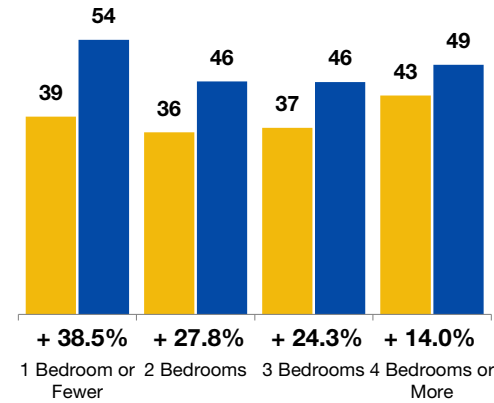
By Price Range

■ 2-2024 ■ 2-2025



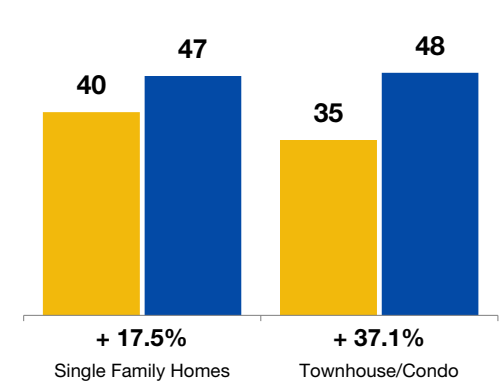
By Bedroom Count

■ 2-2024 ■ 2-2025



By Property Type

■ 2-2024 ■ 2-2025



All Properties

By Price Range	2-2024	2-2025	Change
\$199,999 or Less	39	49	+ 25.6%
\$200,000 to \$349,999	37	47	+ 27.0%
\$350,000 to \$499,999	41	47	+ 14.6%
\$500,000 and Above	42	49	+ 16.7%
All Price Ranges	40	48	+ 20.0%

Single Family Homes

2-2024	2-2025	Change	2-2024	2-2025	Change
40	48	+ 20.0%	31	51	+ 66.0%
38	47	+ 23.7%	32	48	+ 47.8%
42	47	+ 11.9%	35	45	+ 26.6%
42	48	+ 14.3%	43	51	+ 19.9%
40	47	+ 17.5%	35	48	+ 37.1%

Townhouse/Condo

By Bedroom Count	2-2024	2-2025	Change
1 Bedroom or Fewer	39	54	+ 38.5%
2 Bedrooms	36	46	+ 27.8%
3 Bedrooms	37	46	+ 24.3%
4 Bedrooms or More	43	49	+ 14.0%
All Bedroom Counts	40	48	+ 20.0%

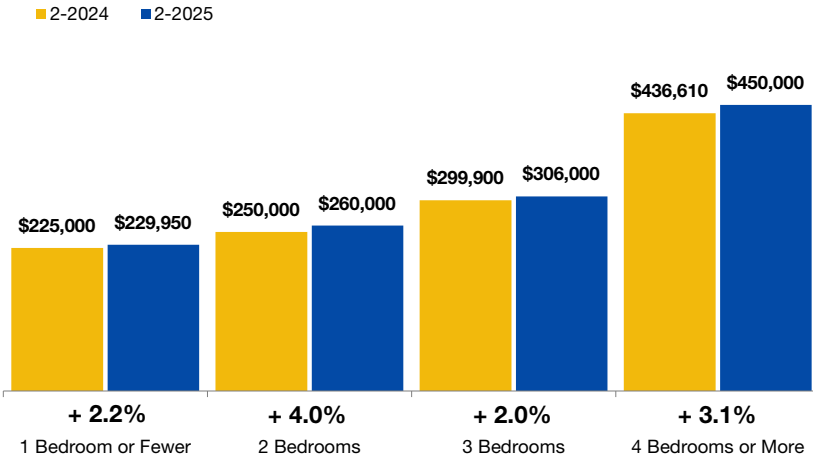
2-2024	2-2025	Change	2-2024	2-2025	Change
59	60	+ 1.7%	30	52	+ 73.4%
39	47	+ 20.5%	31	44	+ 41.2%
37	45	+ 21.6%	38	50	+ 32.4%
43	49	+ 14.0%	37	48	+ 30.8%
40	47	+ 17.5%	35	48	+ 37.1%

Median Sales Price

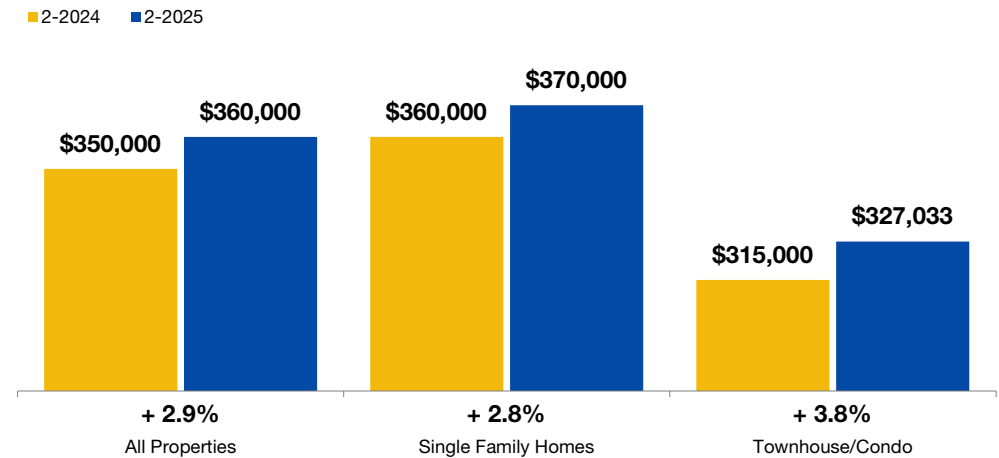
Median price point for all closed sales, not accounting for seller concessions.
Based on a rolling 12-month median.



By Bedroom Count



By Property Type



All Properties

By Bedroom Count	2-2024	2-2025	Change
1 Bedroom or Fewer	\$225,000	\$229,950	+ 2.2%
2 Bedrooms	\$250,000	\$260,000	+ 4.0%
3 Bedrooms	\$299,900	\$306,000	+ 2.0%
4 Bedrooms or More	\$436,610	\$450,000	+ 3.1%
All Bedroom Counts	\$350,000	\$360,000	+ 2.9%

Single Family Homes

2-2024	2-2025	Change	2-2024	2-2025	Change
\$162,500	\$169,000	+ 4.0%	\$248,250	\$250,000	+ 0.7%
\$226,300	\$239,000	+ 5.6%	\$280,000	\$285,950	+ 2.1%
\$295,000	\$303,000	+ 2.7%	\$335,406	\$350,000	+ 4.4%
\$437,000	\$450,000	+ 3.0%	\$510,000	\$508,435	- 0.3%
\$360,000	\$370,000	+ 2.8%	\$315,000	\$327,033	+ 3.8%

Townhouse/Condo

2-2024	2-2025	Change	2-2024	2-2025	Change
\$162,500	\$169,000	+ 4.0%	\$248,250	\$250,000	+ 0.7%
\$226,300	\$239,000	+ 5.6%	\$280,000	\$285,950	+ 2.1%
\$295,000	\$303,000	+ 2.7%	\$335,406	\$350,000	+ 4.4%
\$437,000	\$450,000	+ 3.0%	\$510,000	\$508,435	- 0.3%
\$360,000	\$370,000	+ 2.8%	\$315,000	\$327,033	+ 3.8%

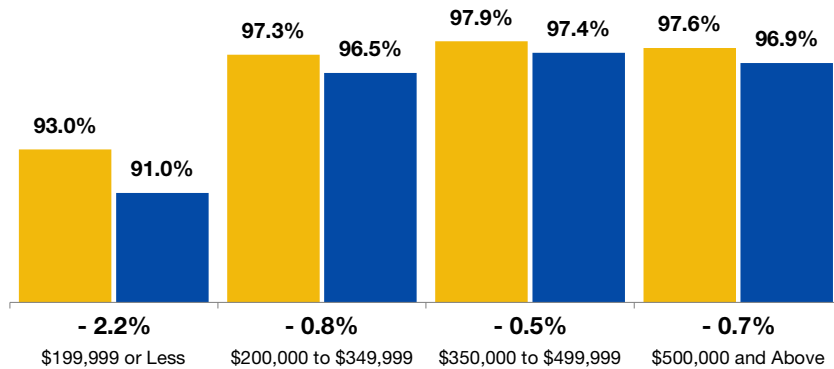
Percent of Original List Price Received

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.**



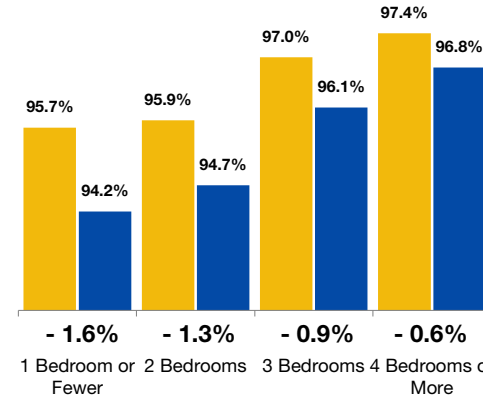
By Price Range

■ 2-2024 ■ 2-2025



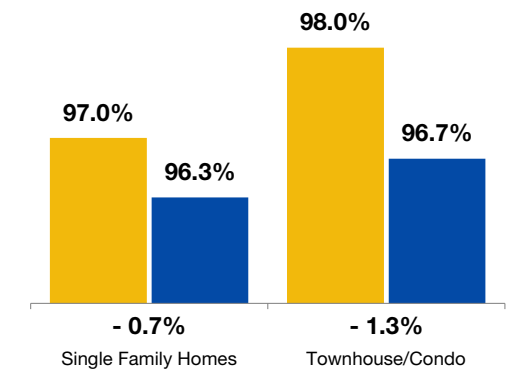
By Bedroom Count

■ 2-2024 ■ 2-2025



By Property Type

■ 2-2024 ■ 2-2025



All Properties

By Price Range

	2-2024	2-2025	Change
\$199,999 or Less	93.0%	91.0%	- 2.2%
\$200,000 to \$349,999	97.3%	96.5%	- 0.8%
\$350,000 to \$499,999	97.9%	97.4%	- 0.5%
\$500,000 and Above	97.6%	96.9%	- 0.7%
All Price Ranges	97.0%	96.3%	- 0.7%

Single Family Homes

	2-2024	2-2025	Change
1 Bedroom or Fewer	92.7%	90.8%	- 2.0%
2 Bedrooms	97.1%	96.4%	- 0.7%
3 Bedrooms	97.8%	97.4%	- 0.4%
4 Bedrooms or More	97.6%	96.9%	- 0.7%
All Single Family Homes	97.0%	96.3%	- 0.7%

Townhouse/Condo

	2-2024	2-2025	Change
Single Family Homes	95.6%	92.3%	- 3.5%
2 Bedrooms	98.3%	96.9%	- 1.4%
3 Bedrooms	98.6%	97.7%	- 0.9%
4 Bedrooms or More	98.2%	97.2%	- 1.0%
All Townhouse/Condo	98.0%	96.7%	- 1.3%

By Bedroom Count

	2-2024	2-2025	Change
1 Bedroom or Fewer	95.7%	94.2%	- 1.6%
2 Bedrooms	95.9%	94.7%	- 1.3%
3 Bedrooms	97.0%	96.1%	- 0.9%
4 Bedrooms or More	97.4%	96.8%	- 0.6%
All Bedroom Counts	97.0%	96.3%	- 0.7%

	2-2024	2-2025	Change
1 Bedroom or Fewer	91.7%	91.4%	- 0.3%
2 Bedrooms	94.6%	93.8%	- 0.8%
3 Bedrooms	96.9%	96.0%	- 0.9%
4 Bedrooms or More	97.4%	96.8%	- 0.6%
All Single Family Homes	97.0%	96.3%	- 0.7%

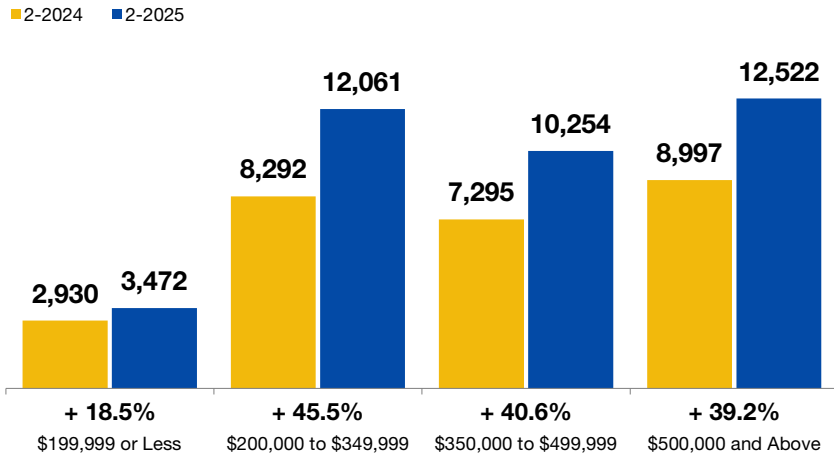
	2-2024	2-2025	Change
Single Family Homes	97.7%	95.7%	- 2.0%
2 Bedrooms	97.7%	96.3%	- 1.4%
3 Bedrooms	98.3%	97.1%	- 1.2%
4 Bedrooms or More	98.1%	97.2%	- 0.9%
All Townhouse/Condo	98.0%	96.7%	- 1.3%

Inventory of Homes for Sale

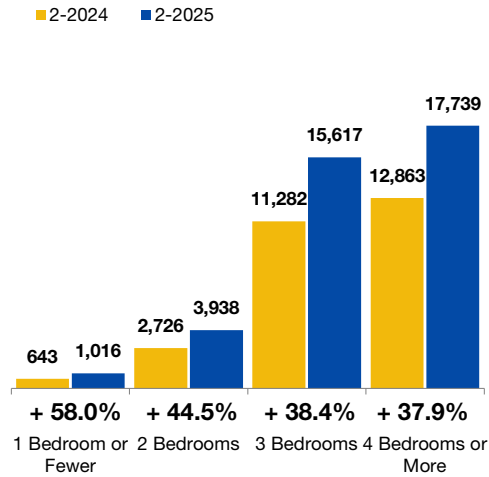
The number of properties available for sale in active status at the end of the most recent month.
Based on one month of activity.



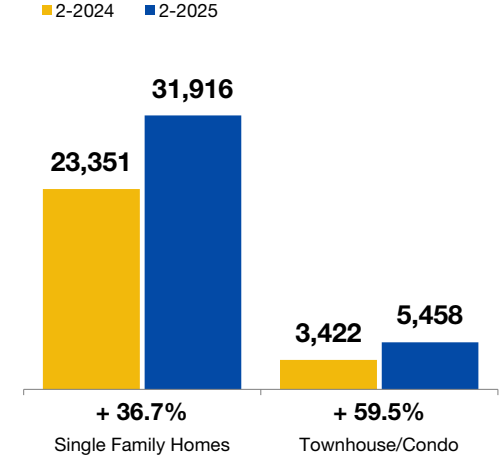
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	2-2024	2-2025	Change
\$199,999 or Less	2,930	3,472	+ 18.5%
\$200,000 to \$349,999	8,292	12,061	+ 45.5%
\$350,000 to \$499,999	7,295	10,254	+ 40.6%
\$500,000 and Above	8,997	12,522	+ 39.2%
All Price Ranges	27,514	38,310	+ 39.2%

Single Family Homes

2-2024	2-2025	Change	2-2024	2-2025	Change
2,233	2,588	+ 15.9%	373	538	+ 44.2%
6,678	9,239	+ 38.3%	1,403	2,467	+ 75.8%
6,392	8,911	+ 39.4%	821	1,245	+ 51.6%
8,048	11,177	+ 38.9%	825	1,208	+ 46.4%
23,351	31,916	+ 36.7%	3,422	5,458	+ 59.5%

Townhouse/Condo

By Bedroom Count	2-2024	2-2025	Change
1 Bedroom or Fewer	643	1,016	+ 58.0%
2 Bedrooms	2,726	3,938	+ 44.5%
3 Bedrooms	11,282	15,617	+ 38.4%
4 Bedrooms or More	12,863	17,739	+ 37.9%
All Bedroom Counts	27,514	38,310	+ 39.2%

2-2024	2-2025	Change	2-2024	2-2025	Change
216	299	+ 38.4%	405	686	+ 69.4%
1,551	2,024	+ 30.5%	1,069	1,791	+ 67.5%
9,258	12,633	+ 36.5%	1,631	2,501	+ 53.3%
12,326	16,960	+ 37.6%	317	480	+ 51.4%
23,351	31,916	+ 36.7%	3,422	5,458	+ 59.5%

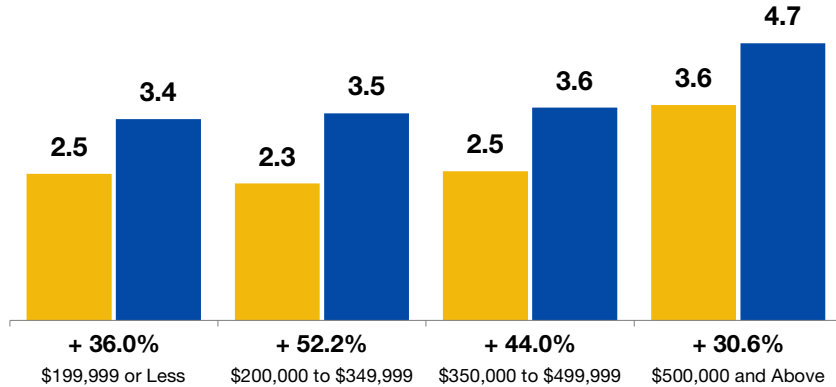
Months Supply of Inventory

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.**



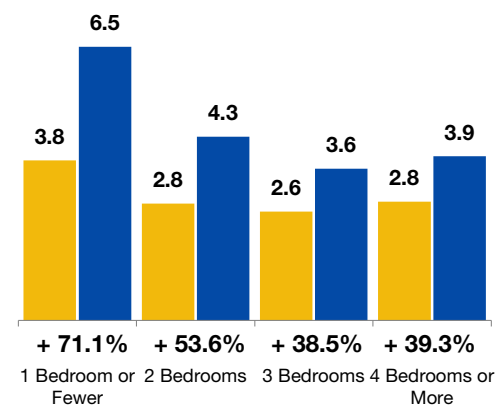
By Price Range

■ 2-2024 ■ 2-2025



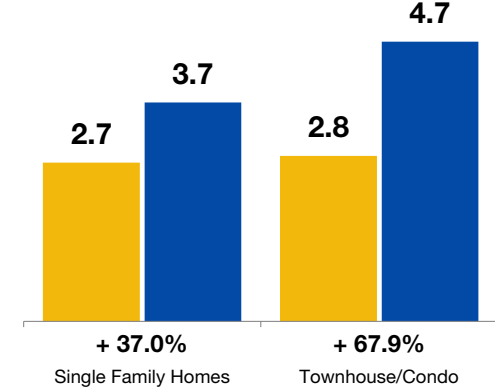
By Bedroom Count

■ 2-2024 ■ 2-2025



By Property Type

■ 2-2024 ■ 2-2025



All Properties

By Price Range	2-2024	2-2025	Change
\$199,999 or Less	2.5	3.4	+ 36.0%
\$200,000 to \$349,999	2.3	3.5	+ 52.2%
\$350,000 to \$499,999	2.5	3.6	+ 44.0%
\$500,000 and Above	3.6	4.7	+ 30.6%
All Price Ranges	2.7	3.8	+ 40.7%

Single Family Homes

2-2024	2-2025	Change
2.4	3.2	+ 33.3%
2.3	3.3	+ 43.5%
2.5	3.5	+ 40.0%
3.6	4.6	+ 27.8%
2.7	3.7	+ 37.0%

Townhouse/Condo

2-2024	2-2025	Change
2.8	5.6	+ 100.0%
2.5	4.7	+ 88.0%
2.7	4.0	+ 48.1%
3.8	5.4	+ 42.1%
2.8	4.7	+ 67.9%

By Bedroom Count

2-2024	2-2025	Change
3.8	6.5	+ 71.1%
2.8	4.3	+ 53.6%
2.6	3.6	+ 38.5%
2.8	3.9	+ 39.3%
2.7	3.8	+ 40.7%

2-2024	2-2025	Change
4.3	6.2	+ 44.2%
2.8	4.0	+ 42.9%
2.5	3.5	+ 40.0%
2.8	3.9	+ 39.3%
2.7	3.7	+ 37.0%

2-2024	2-2025	Change
3.5	6.5	+ 85.7%
2.6	4.9	+ 88.5%
2.8	4.4	+ 57.1%
2.9	4.2	+ 44.8%
2.8	4.7	+ 67.9%