

# Housing Supply Overview



## March 2026

U.S. pending home sales rose for the first time in three months, climbing 1.8% month-over-month, according to the National Association of REALTORS®. Economists polled by Reuters had forecast a 0.6% decline in contract signings. Pending home sales increased in the South, Midwest, and West but decreased in the Northeast. For the 12-month period spanning April 2025 through March 2026, Sales in the state of Georgia were down 0.4 percent overall. The price range with the largest gain in sales was the \$500,000 and Above range, where they increased 2.1 percent.

The overall Median Sales Price was down 0.2 percent to \$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 56 days; the price range that tended to sell the slowest was the \$199,999 or Less range at 60 days.

Market-wide, inventory levels were up 11.1 percent. The property type that gained the most inventory was the Townhouse/Condo segment, where it increased 19.4 percent. That amounts to 4.2 months supply for Single Family homes and 6.0 months supply for Townhouse/Condo.

## Quick Facts

<b>+ 2.1%</b>	<b>+ 1.0%</b>	<b>+ 0.2%</b>
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
<b>\$500,000 and Above</b>	<b>4 Bedrooms or More</b>	<b>Single Family</b>

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

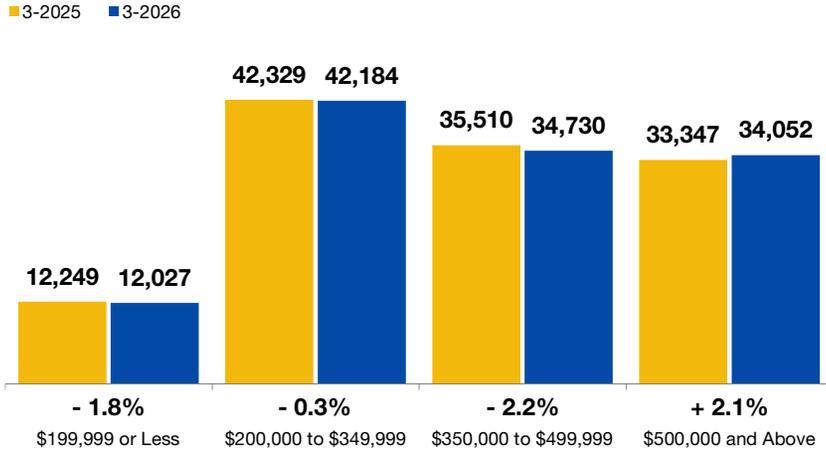
Pending Sales	<b>2</b>
Days on Market Until Sale	<b>3</b>
Median Sales Price	<b>4</b>
Percent of Original List Price Received	<b>5</b>
Inventory of Homes for Sale	<b>6</b>
Months Supply of Inventory	<b>7</b>

# Pending Sales

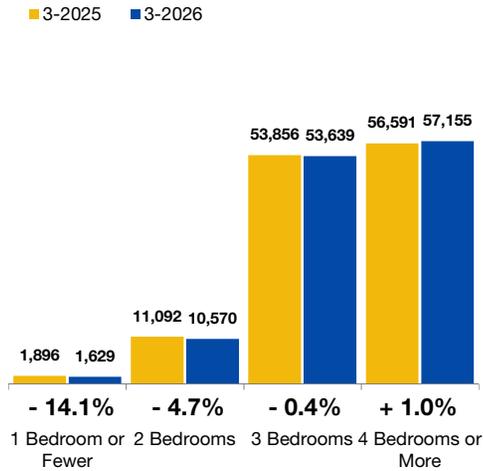
A count of properties on which offers have been accepted.  
Based on a rolling 12-month total.



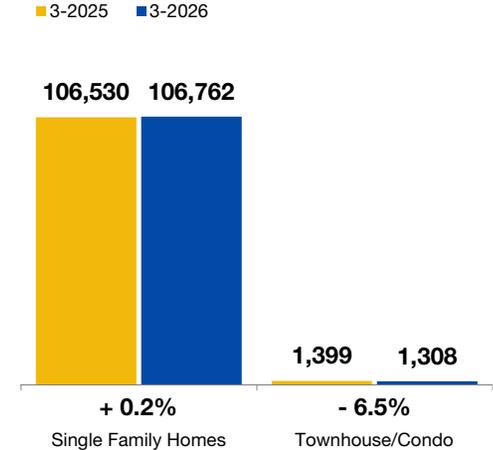
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	3-2025	3-2026	Change
\$199,999 or Less	12,249	12,027	- 1.8%
\$200,000 to \$349,999	42,329	42,184	- 0.3%
\$350,000 to \$499,999	35,510	34,730	- 2.2%
\$500,000 and Above	33,347	34,052	+ 2.1%
<b>All Price Ranges</b>	<b>123,435</b>	<b>122,993</b>	<b>- 0.4%</b>

### Single Family Homes

3-2025	3-2026	Change
9,733	9,514	- 2.3%
34,818	34,894	+ 0.2%
31,495	30,901	- 1.9%
30,484	31,453	+ 3.2%
<b>106,530</b>	<b>106,762</b>	<b>+ 0.2%</b>

### Townhouse/Condo

3-2025	3-2026	Change
123	125	+ 1.6%
622	591	- 5.0%
365	361	- 1.1%
289	231	- 20.1%
<b>1,399</b>	<b>1,308</b>	<b>- 6.5%</b>

### By Bedroom Count

3-2025	3-2026	Change
1,896	1,629	- 14.1%
11,092	10,570	- 4.7%
53,856	53,639	- 0.4%
56,591	57,155	+ 1.0%
<b>123,435</b>	<b>122,993</b>	<b>- 0.4%</b>

3-2025	3-2026	Change
585	546	- 6.7%
6,246	6,059	- 3.0%
45,274	45,317	+ 0.1%
54,425	54,840	+ 0.8%
<b>106,530</b>	<b>106,762</b>	<b>+ 0.2%</b>

3-2025	3-2026	Change
114	105	- 7.9%
438	377	- 13.9%
700	677	- 3.3%
147	149	+ 1.4%
<b>1,399</b>	<b>1,308</b>	<b>- 6.5%</b>

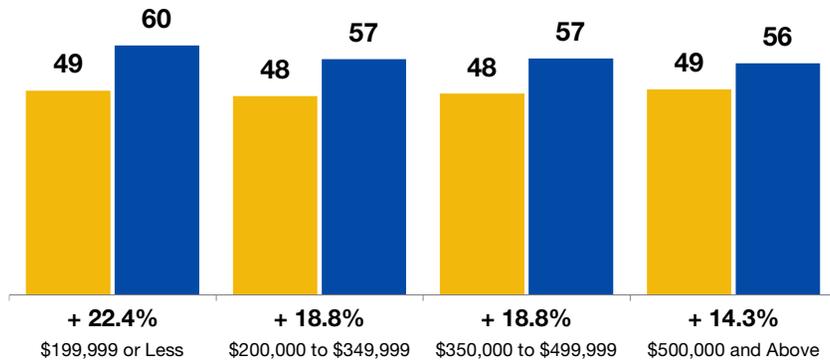
# Days on Market Until Sale

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



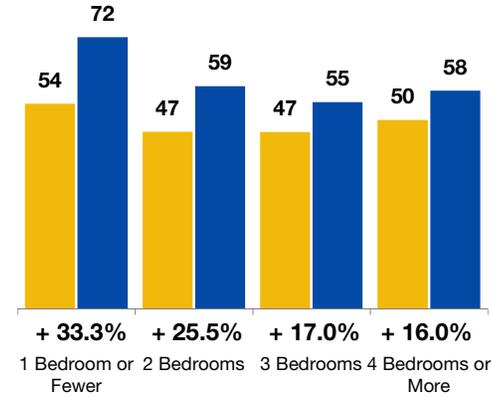
## By Price Range

■ 3-2025 ■ 3-2026



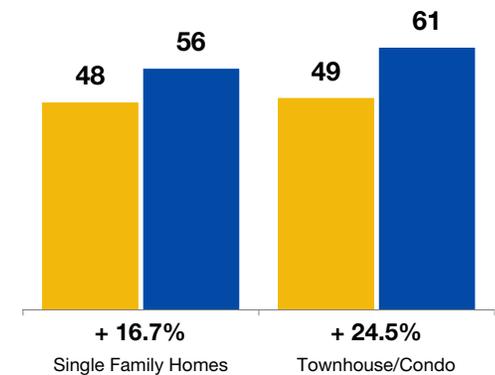
## By Bedroom Count

■ 3-2025 ■ 3-2026



## By Property Type

■ 3-2025 ■ 3-2026



### All Properties

#### By Price Range

	3-2025	3-2026	Change
\$199,999 or Less	49	60	+ 22.4%
\$200,000 to \$349,999	48	57	+ 18.8%
\$350,000 to \$499,999	48	57	+ 18.8%
\$500,000 and Above	49	56	+ 14.3%
<b>All Price Ranges</b>	<b>48</b>	<b>57</b>	<b>+ 18.8%</b>

### Single Family Homes

	3-2025	3-2026	Change
1 Bedroom or Fewer	54	72	+ 33.3%
2 Bedrooms	47	59	+ 25.5%
3 Bedrooms	47	55	+ 17.0%
4 Bedrooms or More	50	58	+ 16.0%
<b>All Bedroom Counts</b>	<b>48</b>	<b>56</b>	<b>+ 16.7%</b>

### Townhouse/Condo

	3-2025	3-2026	Change
Single Family Homes	48	56	+ 16.7%
Townhouse/Condo	49	61	+ 24.5%

#### By Bedroom Count

	3-2025	3-2026	Change
1 Bedroom or Fewer	54	72	+ 33.3%
2 Bedrooms	47	59	+ 25.5%
3 Bedrooms	47	55	+ 17.0%
4 Bedrooms or More	50	58	+ 16.0%
<b>All Bedroom Counts</b>	<b>48</b>	<b>57</b>	<b>+ 18.8%</b>

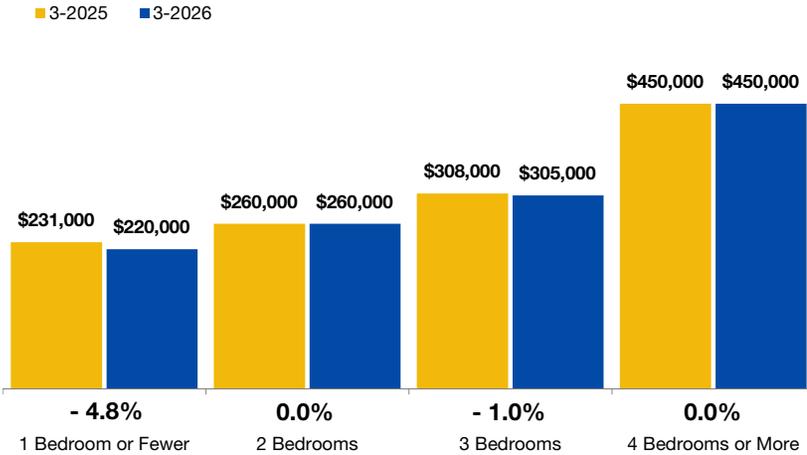
	3-2025	3-2026	Change
Single Family Homes	63	75	+ 19.0%
Townhouse/Condo	45	61	+ 34.9%
Single Family Homes	47	57	+ 21.3%
Townhouse/Condo	46	54	+ 17.4%
Single Family Homes	49	55	+ 12.2%
Townhouse/Condo	53	60	+ 14.7%
<b>All Price Ranges</b>	<b>48</b>	<b>56</b>	<b>+ 16.7%</b>
<b>All Property Types</b>	<b>49</b>	<b>61</b>	<b>+ 24.5%</b>

# Median Sales Price

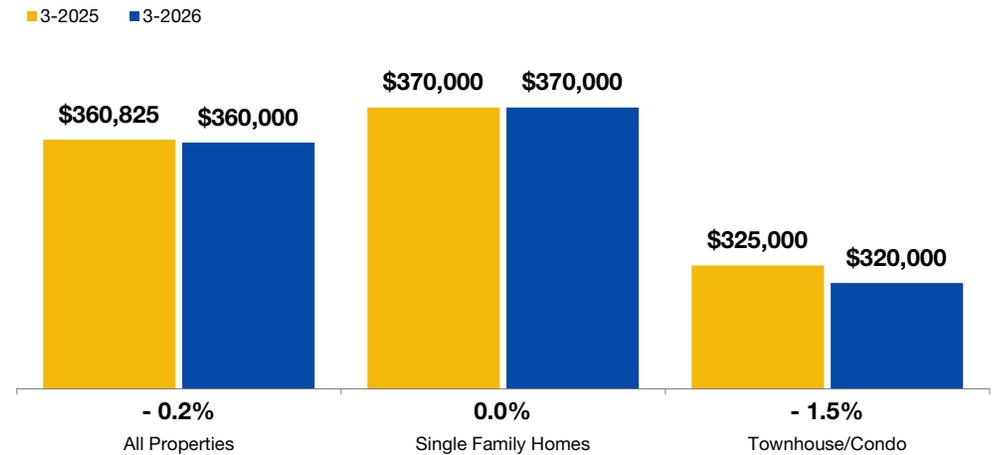
Median price point for all closed sales, not accounting for seller concessions.  
Based on a rolling 12-month median.



## By Bedroom Count



## By Property Type



### All Properties

By Bedroom Count	3-2025	3-2026	Change
1 Bedroom or Fewer	\$231,000	\$220,000	- 4.8%
2 Bedrooms	\$260,000	\$260,000	0.0%
3 Bedrooms	\$308,000	\$305,000	- 1.0%
4 Bedrooms or More	\$450,000	\$450,000	0.0%
<b>All Bedroom Counts</b>	<b>\$360,825</b>	<b>\$360,000</b>	<b>- 0.2%</b>

### Single Family Homes

3-2025	3-2026	Change	3-2025	3-2026	Change
\$174,000	\$177,150	+ 1.8%	\$250,000	\$242,000	- 3.2%
\$240,000	\$250,000	+ 4.2%	\$285,000	\$279,900	- 1.8%
\$305,000	\$303,900	- 0.4%	\$350,000	\$334,990	- 4.3%
\$450,000	\$450,000	0.0%	\$499,900	\$460,000	- 8.0%
<b>\$370,000</b>	<b>\$370,000</b>	<b>0.0%</b>	<b>\$325,000</b>	<b>\$320,000</b>	<b>- 1.5%</b>

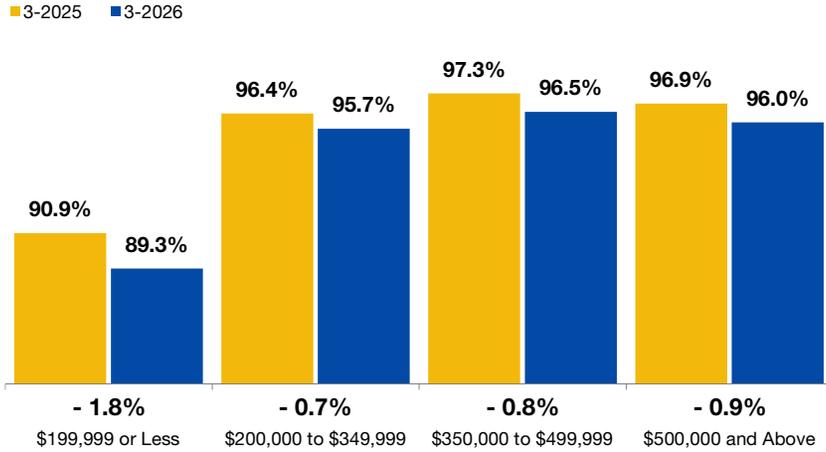
### Townhouse/Condo

# Percent of Original List Price Received

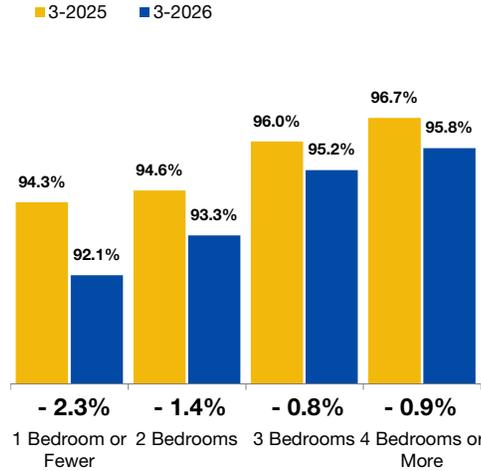
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



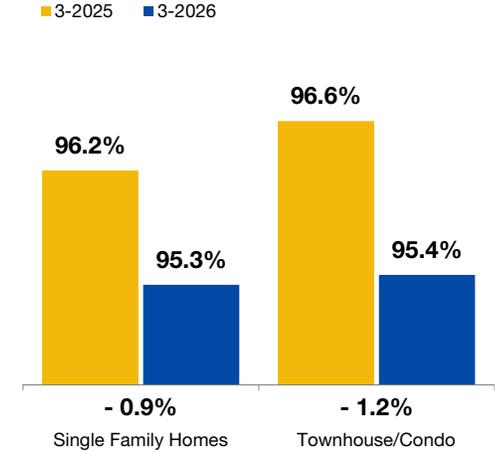
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	3-2025	3-2026	Change
\$199,999 or Less	90.9%	89.3%	- 1.8%
\$200,000 to \$349,999	96.4%	95.7%	- 0.7%
\$350,000 to \$499,999	97.3%	96.5%	- 0.8%
\$500,000 and Above	96.9%	96.0%	- 0.9%
<b>All Price Ranges</b>	<b>96.2%</b>	<b>95.3%</b>	<b>- 0.9%</b>

### Single Family Homes

3-2025	3-2026	Change
90.7%	89.3%	- 1.5%
96.4%	95.7%	- 0.7%
97.3%	96.5%	- 0.8%
96.9%	96.0%	- 0.9%
<b>96.2%</b>	<b>95.3%</b>	<b>- 0.9%</b>

### Townhouse/Condo

3-2025	3-2026	Change
91.9%	89.6%	- 2.5%
96.8%	96.0%	- 0.8%
97.6%	96.5%	- 1.1%
97.0%	96.3%	- 0.7%
<b>96.6%</b>	<b>95.4%</b>	<b>- 1.2%</b>

### By Bedroom Count

3-2025	3-2026	Change
94.3%	92.1%	- 2.3%
94.6%	93.3%	- 1.4%
96.0%	95.2%	- 0.8%
96.7%	95.8%	- 0.9%
<b>96.2%</b>	<b>95.3%</b>	<b>- 0.9%</b>

3-2025	3-2026	Change
91.4%	89.7%	- 1.9%
93.7%	92.6%	- 1.2%
96.0%	95.2%	- 0.8%
96.7%	95.8%	- 0.9%
<b>96.2%</b>	<b>95.3%</b>	<b>- 0.9%</b>

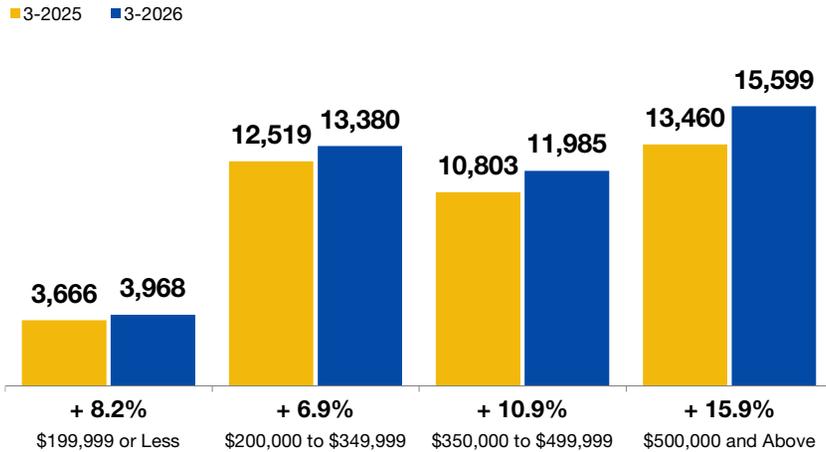
3-2025	3-2026	Change
95.7%	93.7%	- 2.1%
96.2%	94.5%	- 1.8%
96.9%	96.0%	- 0.9%
96.9%	96.3%	- 0.6%
<b>96.6%</b>	<b>95.4%</b>	<b>- 1.2%</b>

# Inventory of Homes for Sale

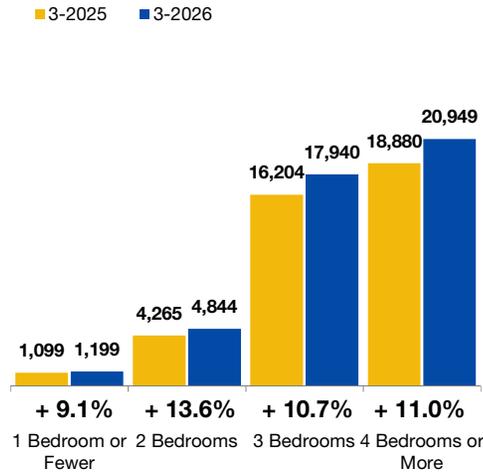
The number of properties available for sale in active status at the end of the most recent month.  
Based on one month of activity.



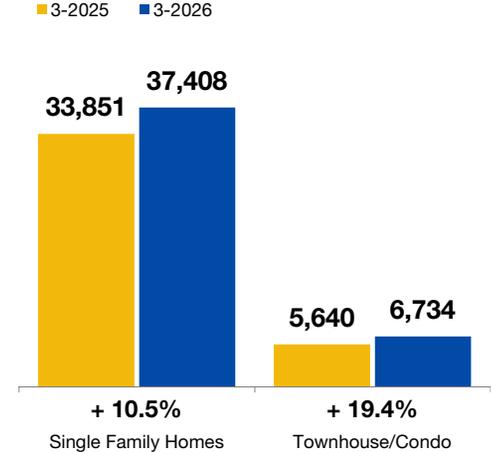
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	3-2025	3-2026	Change
\$199,999 or Less	3,666	3,968	+ 8.2%
\$200,000 to \$349,999	12,519	13,380	+ 6.9%
\$350,000 to \$499,999	10,803	11,985	+ 10.9%
\$500,000 and Above	13,460	15,599	+ 15.9%
<b>All Price Ranges</b>	<b>40,448</b>	<b>44,932</b>	<b>+ 11.1%</b>

### Single Family Homes

3-2025	3-2026	Change
2,721	2,923	+ 7.4%
9,586	10,213	+ 6.5%
9,430	10,337	+ 9.6%
12,114	13,935	+ 15.0%
<b>33,851</b>	<b>37,408</b>	<b>+ 10.5%</b>

### Townhouse/Condo

3-2025	3-2026	Change
605	775	+ 28.1%
2,566	2,914	+ 13.6%
1,266	1,542	+ 21.8%
1,203	1,503	+ 24.9%
<b>5,640</b>	<b>6,734</b>	<b>+ 19.4%</b>

### By Bedroom Count

3-2025	3-2026	Change
1,099	1,199	+ 9.1%
4,265	4,844	+ 13.6%
16,204	17,940	+ 10.7%
18,880	20,949	+ 11.0%
<b>40,448</b>	<b>44,932</b>	<b>+ 11.1%</b>

3-2025	3-2026	Change
348	348	0.0%
2,226	2,464	+ 10.7%
13,222	14,522	+ 9.8%
18,055	20,074	+ 11.2%
<b>33,851</b>	<b>37,408</b>	<b>+ 10.5%</b>

3-2025	3-2026	Change
716	821	+ 14.7%
1,909	2,262	+ 18.5%
2,511	3,046	+ 21.3%
504	605	+ 20.0%
<b>5,640</b>	<b>6,734</b>	<b>+ 19.4%</b>

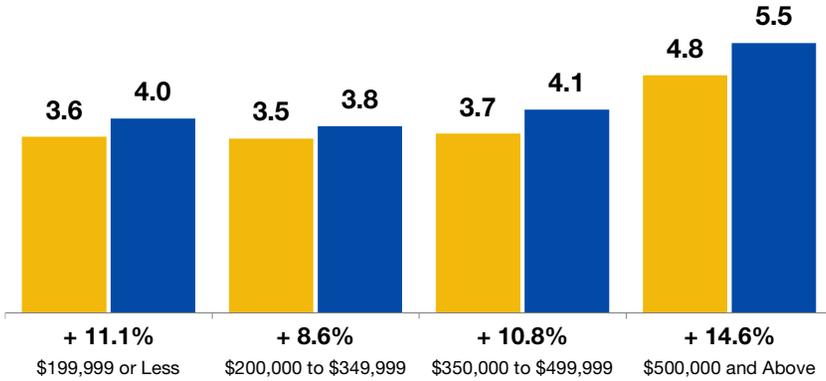
# Months Supply of Inventory

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.**



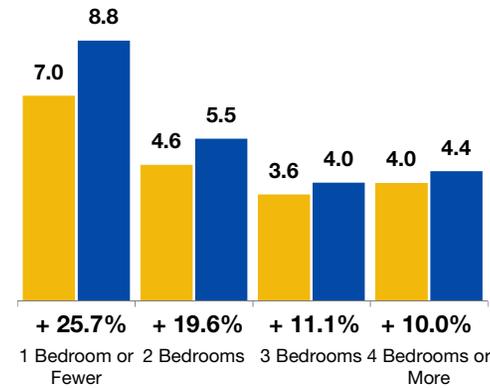
## By Price Range

■ 3-2025 ■ 3-2026



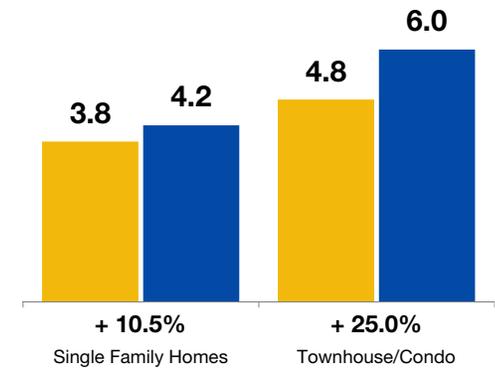
## By Bedroom Count

■ 3-2025 ■ 3-2026



## By Property Type

■ 3-2025 ■ 3-2026



### All Properties

By Price Range	3-2025	3-2026	Change
\$199,999 or Less	3.6	4.0	+ 11.1%
\$200,000 to \$349,999	3.5	3.8	+ 8.6%
\$350,000 to \$499,999	3.7	4.1	+ 10.8%
\$500,000 and Above	4.8	5.5	+ 14.6%
<b>All Price Ranges</b>	<b>3.9</b>	<b>4.4</b>	<b>+ 12.8%</b>

### Single Family Homes

3-2025	3-2026	Change	3-2025	3-2026	Change
3.4	3.7	+ 8.8%	6.3	7.3	+ 15.9%
3.3	3.5	+ 6.1%	4.8	5.7	+ 18.8%
3.6	4.0	+ 11.1%	4.1	5.2	+ 26.8%
4.8	5.3	+ 10.4%	5.3	7.4	+ 39.6%
<b>3.8</b>	<b>4.2</b>	<b>+ 10.5%</b>	<b>4.8</b>	<b>6.0</b>	<b>+ 25.0%</b>

### Townhouse/Condo

By Bedroom Count	3-2025	3-2026	Change
1 Bedroom or Fewer	7.0	8.8	+ 25.7%
2 Bedrooms	4.6	5.5	+ 19.6%
3 Bedrooms	3.6	4.0	+ 11.1%
4 Bedrooms or More	4.0	4.4	+ 10.0%
<b>All Bedroom Counts</b>	<b>3.9</b>	<b>4.4</b>	<b>+ 12.8%</b>

3-2025	3-2026	Change	3-2025	3-2026	Change
7.1	7.6	+ 7.0%	6.8	9.5	+ 39.7%
4.3	4.9	+ 14.0%	5.1	6.5	+ 27.5%
3.5	3.8	+ 8.6%	4.4	5.4	+ 22.7%
4.0	4.4	+ 10.0%	4.3	4.9	+ 14.0%
<b>3.8</b>	<b>4.2</b>	<b>+ 10.5%</b>	<b>4.8</b>	<b>6.0</b>	<b>+ 25.0%</b>