

Housing Supply Overview



March 2025

U.S. sales of new single-family homes increased 1.8% month-over-month and 5.1% year-over-year to a seasonally adjusted annual rate of 676,000 units, according to the U.S. Census Bureau. There were about 500,000 new homes for sale heading into March, equivalent to an 8.9-month supply at the current sales rate. The median sales price for new homes slipped 1.5% year-over-year to \$414,500. For the 12-month period spanning April 2024 through March 2025, Sales in the state of Georgia were down 1.1 percent overall. The price range with the largest gain in sales was the \$500,000 and Above range, where they increased 6.5 percent.

The overall Median Sales Price was up 2.3 percent to \$360,000. The property type with the largest price gain was the Townhouse/Condo segment, where prices increased 3.1 percent to \$327,500. The price range that tended to sell the quickest was the \$200,000 to \$349,999 range at 48 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 42.2 percent. The property type that gained the most inventory was the Townhouse/Condo segment, where it increased 63.2 percent. That amounts to 3.9 months supply for Single Family homes and 5.0 months supply for Townhouse/Condo.

Quick Facts

+ 6.5%	+ 0.0%	- 0.5%
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.

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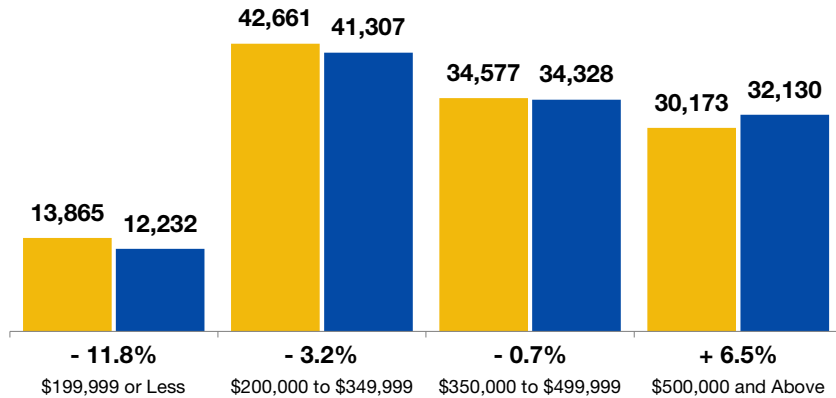
Pending Sales

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



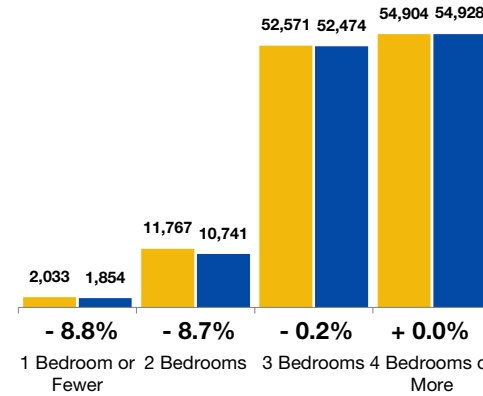
By Price Range

■ 3-2024 ■ 3-2025



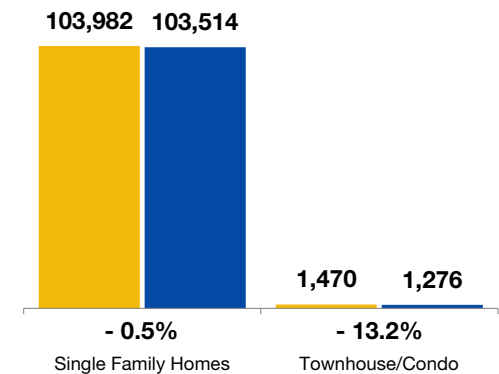
By Bedroom Count

■ 3-2024 ■ 3-2025



By Property Type

■ 3-2024 ■ 3-2025



All Properties

By Price Range	3-2024	3-2025	Change
\$199,999 or Less	13,865	12,232	- 11.8%
\$200,000 to \$349,999	42,661	41,307	- 3.2%
\$350,000 to \$499,999	34,577	34,328	- 0.7%
\$500,000 and Above	30,173	32,130	+ 6.5%
All Price Ranges	121,276	119,997	- 1.1%

Single Family Homes

3-2024	3-2025	Change	3-2024	3-2025	Change
10,864	9,737	- 10.4%	128	123	- 3.9%
35,084	34,068	- 2.9%	654	565	- 13.6%
30,725	30,388	- 1.1%	369	337	- 8.7%
27,309	29,321	+ 7.4%	319	251	- 21.3%
103,982	103,514	- 0.5%	1,470	1,276	- 13.2%

Townhouse/Condo

By Bedroom Count	3-2024	3-2025	Change
1 Bedroom or Fewer	2,033	1,854	- 8.8%
2 Bedrooms	11,767	10,741	- 8.7%
3 Bedrooms	52,571	52,474	- 0.2%
4 Bedrooms or More	54,904	54,928	+ 0.0%
All Bedroom Counts	121,276	119,997	- 1.1%

3-2024	3-2025	Change	3-2024	3-2025	Change
595	574	- 3.5%	150	105	- 30.0%
6,504	6,086	- 6.4%	484	391	- 19.2%
44,009	44,056	+ 0.1%	712	648	- 9.0%
52,874	52,798	- 0.1%	124	132	+ 6.5%
103,982	103,514	- 0.5%	1,470	1,276	- 13.2%

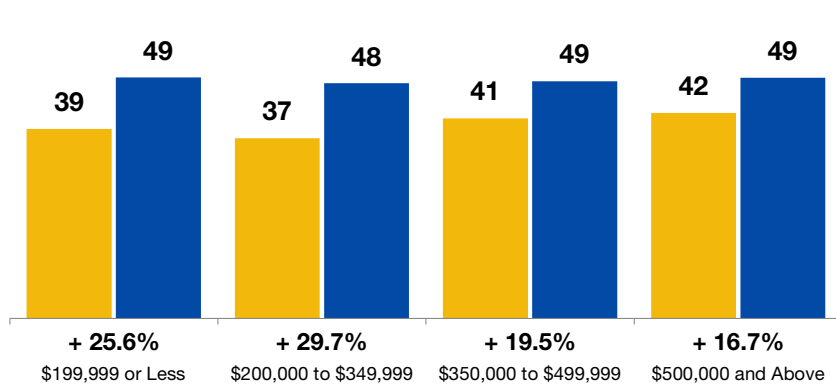
Days on Market Until Sale

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



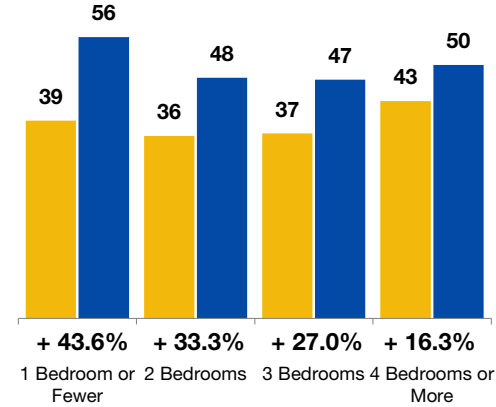
By Price Range

■ 3-2024 ■ 3-2025



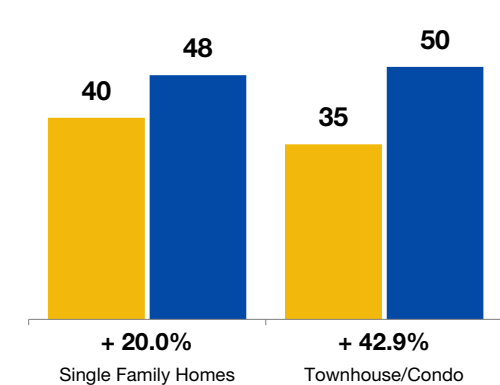
By Bedroom Count

■ 3-2024 ■ 3-2025



By Property Type

■ 3-2024 ■ 3-2025



All Properties

By Price Range	3-2024	3-2025	Change
\$199,999 or Less	39	49	+ 25.6%
\$200,000 to \$349,999	37	48	+ 29.7%
\$350,000 to \$499,999	41	49	+ 19.5%
\$500,000 and Above	42	49	+ 16.7%
All Price Ranges	39	49	+ 25.6%

Single Family Homes

3-2024	3-2025	Change	3-2024	3-2025	Change
39	49	+ 25.6%	32	53	+ 66.5%
38	48	+ 26.3%	32	50	+ 56.2%
41	49	+ 19.5%	35	46	+ 31.6%
42	49	+ 16.7%	42	53	+ 25.2%
40	48	+ 20.0%	35	50	+ 42.9%

Townhouse/Condo

By Bedroom Count	3-2024	3-2025	Change
1 Bedroom or Fewer	39	56	+ 43.6%
2 Bedrooms	36	48	+ 33.3%
3 Bedrooms	37	47	+ 27.0%
4 Bedrooms or More	43	50	+ 16.3%
All Bedroom Counts	39	49	+ 25.6%

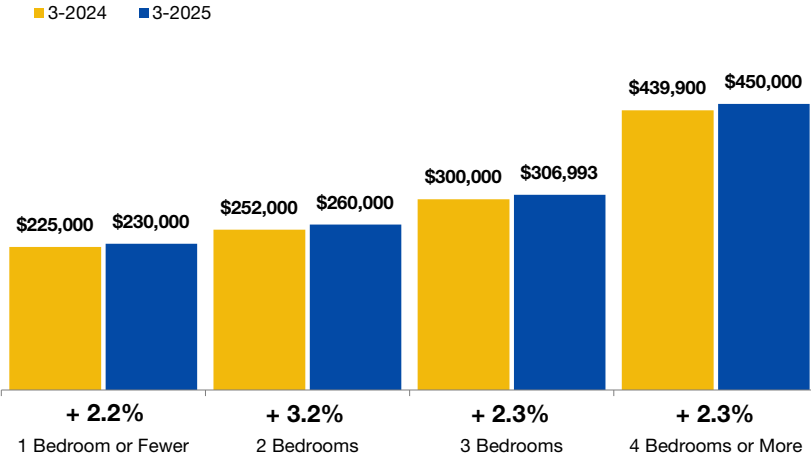
3-2024	3-2025	Change	3-2024	3-2025	Change
57	63	+ 10.5%	31	52	+ 69.5%
39	48	+ 23.1%	32	46	+ 47.2%
36	46	+ 27.8%	37	52	+ 39.0%
43	50	+ 16.3%	36	51	+ 39.0%
40	48	+ 20.0%	35	50	+ 42.9%

Median Sales Price

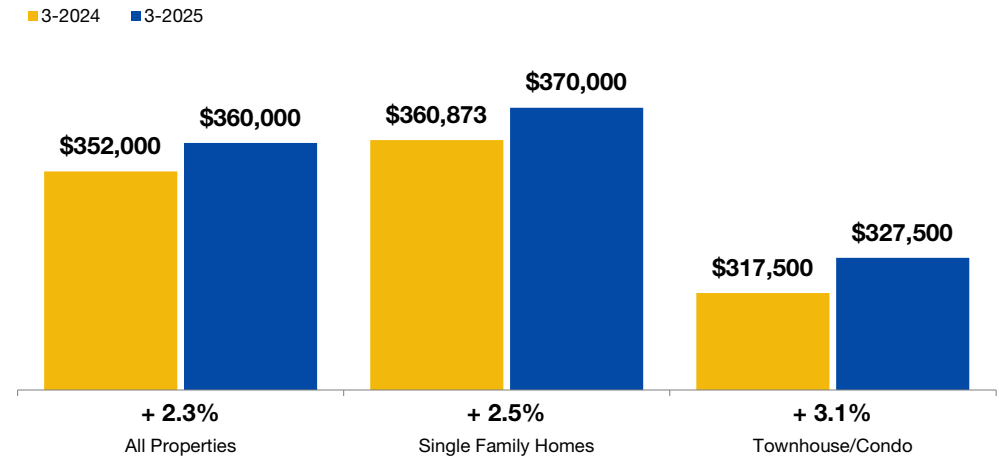
Median price point for all closed sales, not accounting for seller concessions.
Based on a rolling 12-month median.



By Bedroom Count



By Property Type



All Properties

By Bedroom Count

	3-2024	3-2025	Change
1 Bedroom or Fewer	\$225,000	\$230,000	+ 2.2%
2 Bedrooms	\$252,000	\$260,000	+ 3.2%
3 Bedrooms	\$300,000	\$306,993	+ 2.3%
4 Bedrooms or More	\$439,900	\$450,000	+ 2.3%
All Bedroom Counts	\$352,000	\$360,000	+ 2.3%

Single Family Homes

	3-2024	3-2025	Change
1 Bedroom or Fewer	\$165,000	\$170,000	+ 3.0%
2 Bedrooms	\$226,900	\$240,000	+ 5.8%
3 Bedrooms	\$298,000	\$303,310	+ 1.8%
4 Bedrooms or More	\$439,900	\$450,000	+ 2.3%
All Single Family Homes	\$360,873	\$370,000	+ 2.5%

Townhouse/Condo

	3-2024	3-2025	Change
1 Bedroom or Fewer	\$248,000	\$250,000	+ 0.8%
2 Bedrooms	\$281,000	\$286,000	+ 1.8%
3 Bedrooms	\$340,000	\$350,000	+ 2.9%
4 Bedrooms or More	\$512,320	\$499,900	- 2.4%
All Townhouse/Condo	\$317,500	\$327,500	+ 3.1%

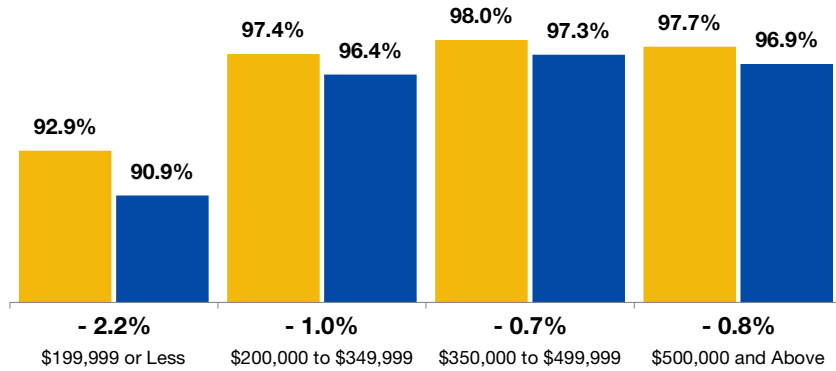
Percent of Original List Price Received

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.**



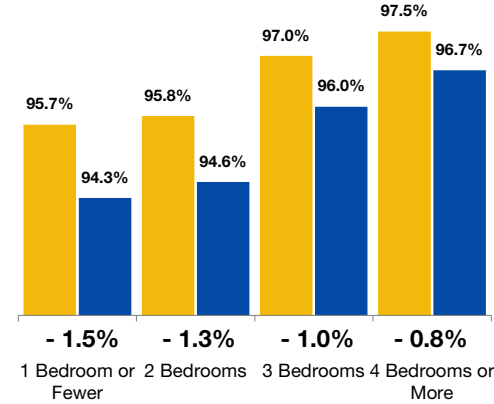
By Price Range

■ 3-2024 ■ 3-2025



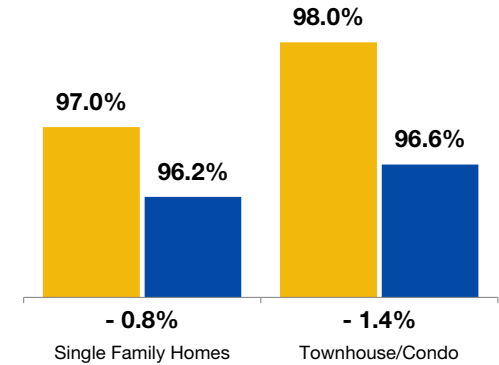
By Bedroom Count

■ 3-2024 ■ 3-2025



By Property Type

■ 3-2024 ■ 3-2025



All Properties

By Price Range	3-2024	3-2025	Change
\$199,999 or Less	92.9%	90.9%	- 2.2%
\$200,000 to \$349,999	97.4%	96.4%	- 1.0%
\$350,000 to \$499,999	98.0%	97.3%	- 0.7%
\$500,000 and Above	97.7%	96.9%	- 0.8%
All Price Ranges	97.1%	96.2%	- 0.9%

Single Family Homes

3-2024	3-2025	Change
92.7%	90.7%	- 2.2%
97.2%	96.4%	- 0.8%
97.9%	97.3%	- 0.6%
97.7%	96.9%	- 0.8%
97.0%	96.2%	- 0.8%

Townhouse/Condo

3-2024	3-2025	Change
95.6%	91.9%	- 3.9%
98.3%	96.8%	- 1.5%
98.6%	97.6%	- 1.0%
98.2%	97.1%	- 1.1%
98.0%	96.6%	- 1.4%

By Bedroom Count

3-2024	3-2025	Change
95.7%	94.3%	- 1.5%
95.8%	94.6%	- 1.3%
97.0%	96.0%	- 1.0%
97.5%	96.7%	- 0.8%
97.1%	96.2%	- 0.9%

3-2024	3-2025	Change
91.8%	91.4%	- 0.4%
94.7%	93.6%	- 1.2%
96.9%	95.9%	- 1.0%
97.5%	96.7%	- 0.8%
97.0%	96.2%	- 0.8%

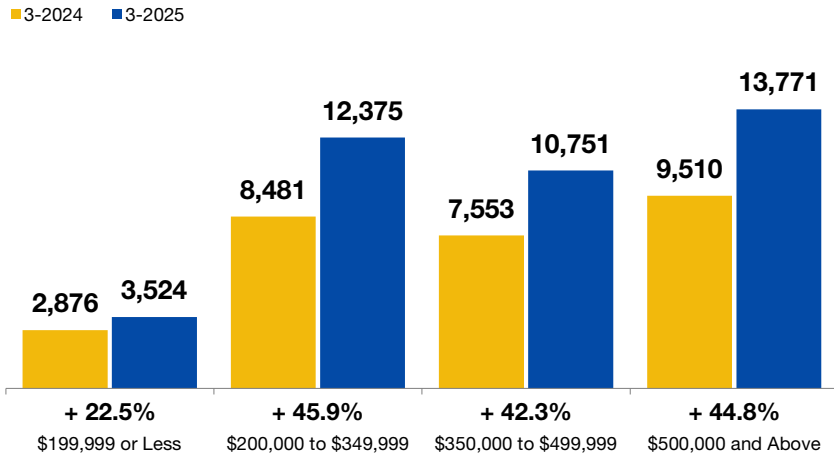
3-2024	3-2025	Change
97.6%	95.7%	- 1.9%
97.7%	96.1%	- 1.6%
98.3%	96.9%	- 1.4%
98.1%	96.9%	- 1.2%
98.0%	96.6%	- 1.4%

Inventory of Homes for Sale

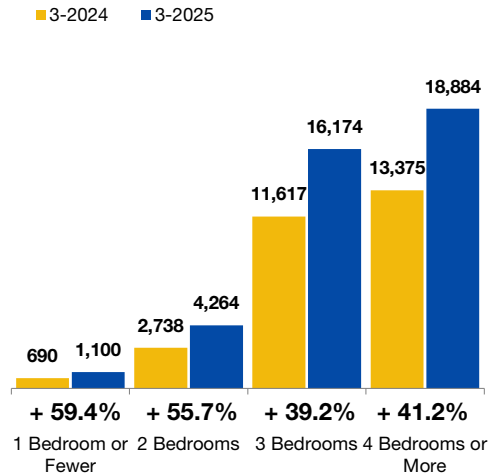
The number of properties available for sale in active status at the end of the most recent month.
Based on one month of activity.



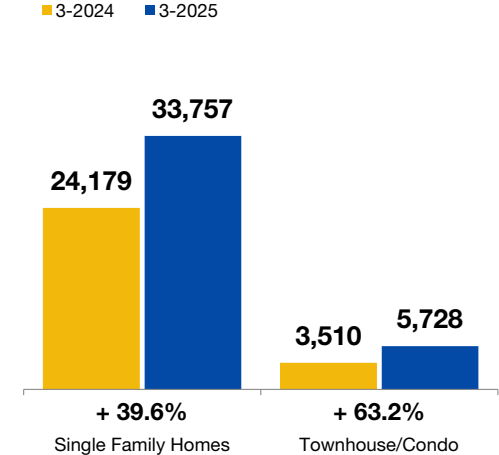
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	3-2024	3-2025	Change
\$199,999 or Less	2,876	3,524	+ 22.5%
\$200,000 to \$349,999	8,481	12,375	+ 45.9%
\$350,000 to \$499,999	7,553	10,751	+ 42.3%
\$500,000 and Above	9,510	13,771	+ 44.8%
All Price Ranges	28,420	40,422	+ 42.2%

Single Family Homes

3-2024	3-2025	Change
2,215	2,604	+ 17.6%
6,781	9,447	+ 39.3%
6,639	9,346	+ 40.8%
8,544	12,359	+ 44.7%
24,179	33,757	+ 39.6%

Townhouse/Condo

3-2024	3-2025	Change
355	590	+ 66.2%
1,490	2,586	+ 73.6%
827	1,292	+ 56.2%
838	1,260	+ 50.4%
3,510	5,728	+ 63.2%

By Bedroom Count

3-2024	3-2025	Change
690	1,100	+ 59.4%
2,738	4,264	+ 55.7%
11,617	16,174	+ 39.2%
13,375	18,884	+ 41.2%
28,420	40,422	+ 42.2%

3-2024	3-2025	Change
244	334	+ 36.9%
1,572	2,202	+ 40.1%
9,547	13,160	+ 37.8%
12,816	18,061	+ 40.9%
24,179	33,757	+ 39.6%

3-2024	3-2025	Change
424	730	+ 72.2%
1,080	1,934	+ 79.1%
1,683	2,550	+ 51.5%
323	514	+ 59.1%
3,510	5,728	+ 63.2%

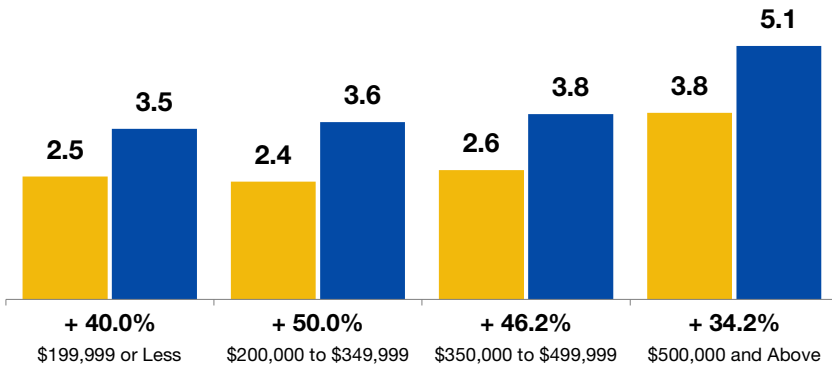
Months Supply of Inventory

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.**



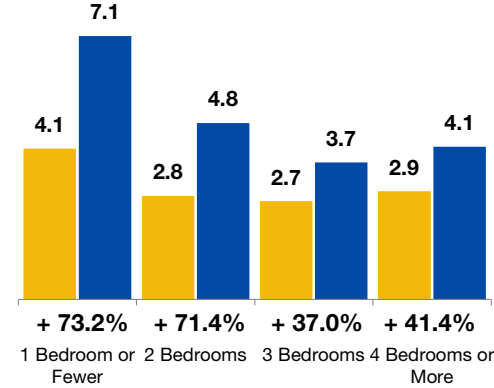
By Price Range

■ 3-2024 ■ 3-2025



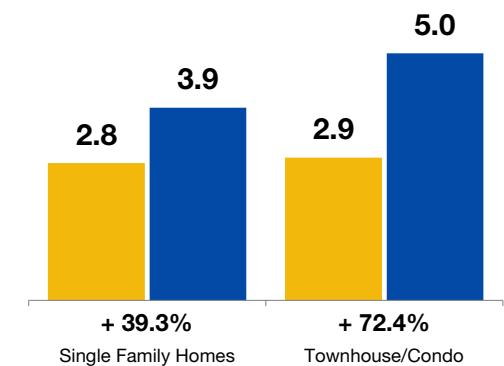
By Bedroom Count

■ 3-2024 ■ 3-2025



By Property Type

■ 3-2024 ■ 3-2025



All Properties

By Price Range	3-2024	3-2025	Change
\$199,999 or Less	2.5	3.5	+ 40.0%
\$200,000 to \$349,999	2.4	3.6	+ 50.0%
\$350,000 to \$499,999	2.6	3.8	+ 46.2%
\$500,000 and Above	3.8	5.1	+ 34.2%
All Price Ranges	2.8	4.0	+ 42.9%

Single Family Homes

3-2024	3-2025	Change	3-2024	3-2025	Change
2.4	3.2	+ 33.3%	2.8	6.2	+ 121.4%
2.3	3.3	+ 43.5%	2.7	5.0	+ 85.2%
2.6	3.7	+ 42.3%	2.8	4.2	+ 50.0%
3.8	5.1	+ 34.2%	3.7	5.7	+ 54.1%
2.8	3.9	+ 39.3%	2.9	5.0	+ 72.4%

Townhouse/Condo

By Bedroom Count	3-2024	3-2025	Change
1 Bedroom or Fewer	4.1	7.1	+ 73.2%
2 Bedrooms	2.8	4.8	+ 71.4%
3 Bedrooms	2.7	3.7	+ 37.0%
4 Bedrooms or More	2.9	4.1	+ 41.4%
All Bedroom Counts	2.8	4.0	+ 42.9%

3-2024	3-2025	Change	3-2024	3-2025	Change
4.9	7.0	+ 42.9%	3.7	7.1	+ 91.9%
2.9	4.3	+ 48.3%	2.6	5.4	+ 107.7%
2.6	3.6	+ 38.5%	2.9	4.5	+ 55.2%
2.9	4.1	+ 41.4%	3.0	4.5	+ 50.0%
2.8	3.9	+ 39.3%	2.9	5.0	+ 72.4%