

Housing Supply Overview



June 2020

Nationally, June showing activity as tracked by ShowingTime was up notably from the COVID-19 depressed levels in recent months but was also up from June 2019, reflecting pent-up demand by prospective home buyers. While buyer activity continues to be robust, seller activity continues to be a bit softer, with fewer homes being listed for sale than a year ago. Until sellers regain confidence, housing inventory will continue to be constrained during what is expected to be an active summer selling season. For the 12-month period spanning July 2019 through June 2020, Sales in the state of Georgia were up 4.6 percent overall. The price range with the largest gain in sales was the \$200,000 to \$299,999 range, where they increased 14.8 percent.

The overall Median Sales Price was up 5.9 percent to \$235,000. The property type with the largest price gain was the Single Family Homes segment, where prices increased 6.2 percent to \$239,000. The price range that tended to sell the quickest was the \$125,000 to \$199,999 range at 42 days; the price range that tended to sell the slowest was the \$124,999 or Less range at 66 days.

Market-wide, inventory levels were down 24.9 percent. The property type that lost the least inventory was the Townhouse/Condo segment, where it decreased 7.0 percent. That amounts to 2.5 months supply for Single Family homes and 2.8 months supply for Townhouse/Condo.

Quick Facts

+ 14.8%

Price Range With the
Strongest Sales:
\$200,000 to \$299,999

+ 6.8%

Bedroom Count With
Strongest Sales:
4 Bedrooms or More

+ 22.8%

Property Type With
Strongest Sales:
Townhouse/Condo

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

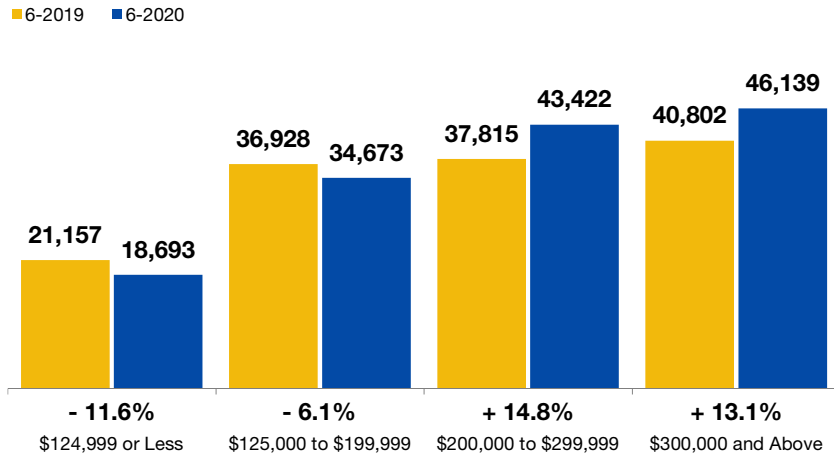
Pending Sales	2
Days on Market Until Sale	3
Median Sales Price	4
Percent of Original List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7

Pending Sales

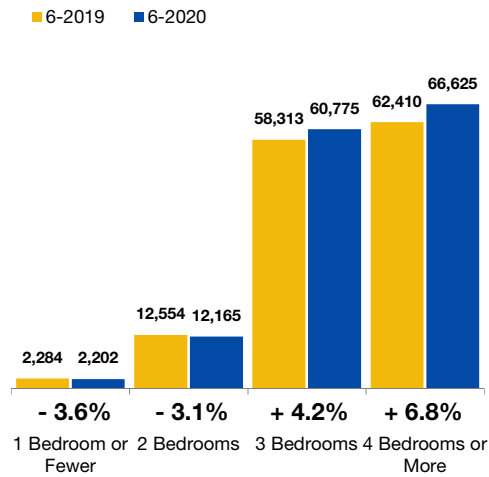
A count of properties on which offers have been accepted.
Based on a rolling 12-month total.



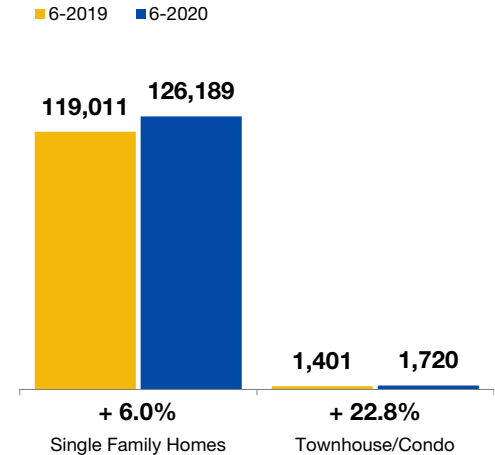
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	6-2019	6-2020	Change
\$124,999 or Less	21,157	18,693	- 11.6%
\$125,000 to \$199,999	36,928	34,673	- 6.1%
\$200,000 to \$299,999	37,815	43,422	+ 14.8%
\$300,000 and Above	40,802	46,139	+ 13.1%
All Price Ranges	136,702	142,927	+ 4.6%

Single Family Homes

6-2019	6-2020	Change
16,870	15,728	- 6.8%
31,936	29,903	- 6.4%
33,595	38,856	+ 15.7%
36,610	41,702	+ 13.9%
119,011	126,189	+ 6.0%

Townhouse/Condo

6-2019	6-2020	Change
175	158	- 9.7%
424	522	+ 23.1%
411	538	+ 30.9%
391	502	+ 28.4%
1,401	1,720	+ 22.8%

By Bedroom Count

6-2019	6-2020	Change
2,284	2,202	- 3.6%
12,554	12,165	- 3.1%
58,313	60,775	+ 4.2%
62,410	66,625	+ 6.8%
136,702	142,927	+ 4.6%

6-2019	6-2020	Change
593	627	+ 5.7%
6,782	6,786	+ 0.1%
51,167	53,811	+ 5.2%
60,469	64,965	+ 7.4%
119,011	126,189	+ 6.0%

6-2019	6-2020	Change
179	169	- 5.6%
492	583	+ 18.5%
607	797	+ 31.3%
123	171	+ 39.0%
1,401	1,720	+ 22.8%

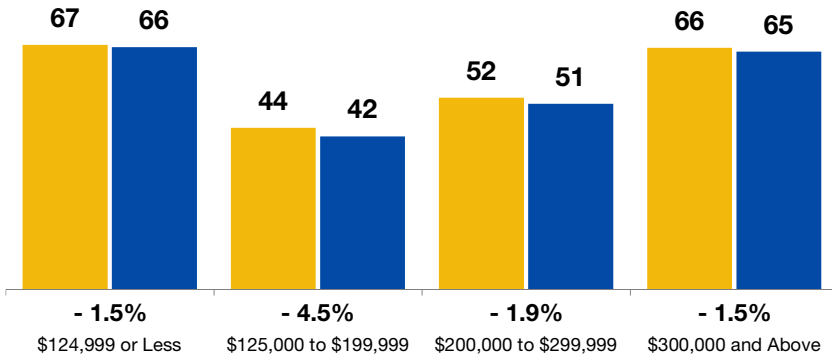
Days on Market Until Sale

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



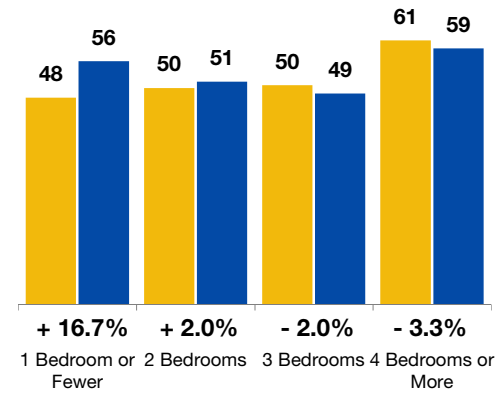
By Price Range

6-2019 6-2020



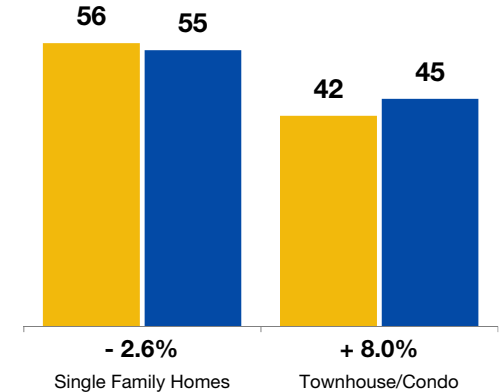
By Bedroom Count

6-2019 6-2020



By Property Type

6-2019 6-2020



All Properties

By Price Range

	6-2019	6-2020	Change
\$124,999 or Less	67	66	- 1.5%
\$125,000 to \$199,999	44	42	- 4.5%
\$200,000 to \$299,999	52	51	- 1.9%
\$300,000 and Above	66	65	- 1.5%
All Price Ranges	56	55	- 1.8%

Single Family Homes

	6-2019	6-2020	Change
1 Bedroom or Fewer	64	63	- 1.6%
2 Bedrooms	45	42	- 6.7%
3 Bedrooms	53	51	- 3.8%
4 Bedrooms or More	66	65	- 1.5%
All Single Family Homes	56	55	- 2.6%

Townhouse/Condo

	6-2019	6-2020	Change
Single Family Homes	45	37	- 18.6%
2 Bedrooms	34	37	+ 8.5%
3 Bedrooms	36	44	+ 23.5%
4 Bedrooms or More	55	59	+ 7.2%
All Townhouse/Condo	42	45	+ 8.0%

By Bedroom Count

	6-2019	6-2020	Change
1 Bedroom or Fewer	48	56	+ 16.7%
2 Bedrooms	50	51	+ 2.0%
3 Bedrooms	50	49	- 2.0%
4 Bedrooms or More	61	59	- 3.3%
All Bedroom Counts	56	55	- 1.8%

	6-2019	6-2020	Change
1 Bedroom or Fewer	88	88	0.0%
2 Bedrooms	60	61	+ 1.7%
3 Bedrooms	50	49	- 2.0%
4 Bedrooms or More	60	59	- 1.7%
All Single Family Homes	56	55	- 2.6%

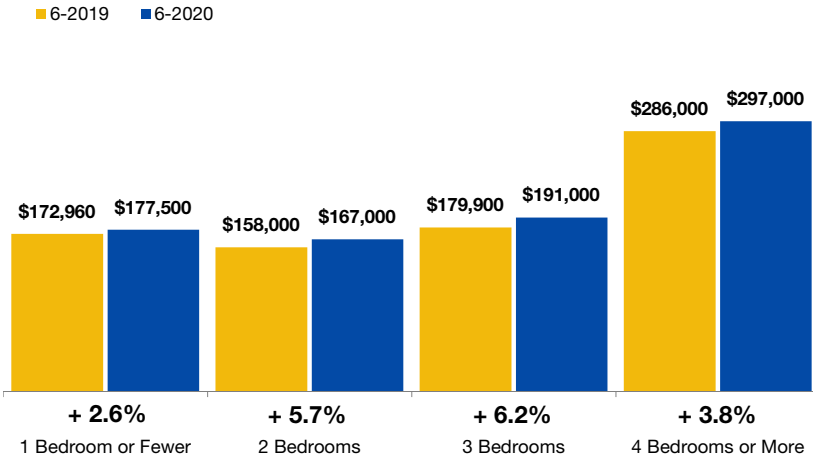
	6-2019	6-2020	Change
Single Family Homes	33	43	+ 31.5%
2 Bedrooms	36	39	+ 9.6%
3 Bedrooms	47	47	+ 1.5%
4 Bedrooms or More	56	59	+ 5.0%
All Townhouse/Condo	42	45	+ 8.0%

Median Sales Price

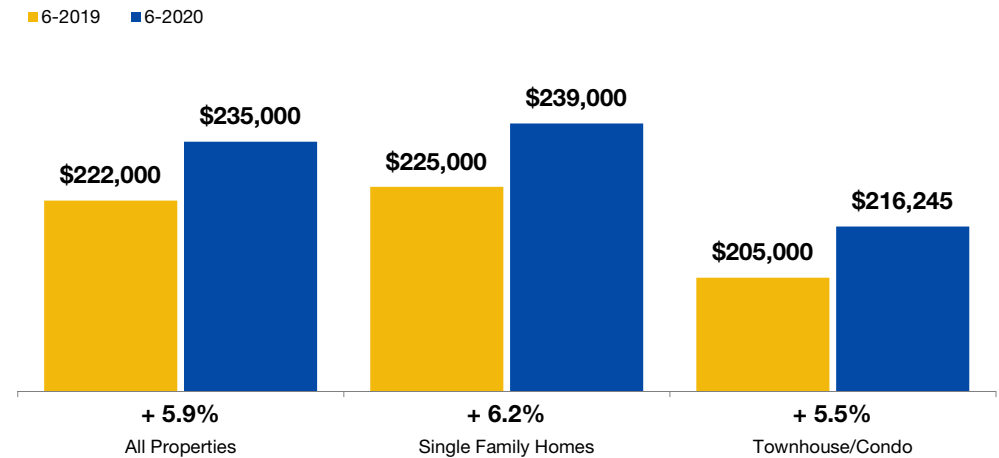
Median price point for all closed sales, not accounting for seller concessions.
Based on a rolling 12-month median.



By Bedroom Count



By Property Type



All Properties

By Bedroom Count	6-2019	6-2020	Change
1 Bedroom or Fewer	\$172,960	\$177,500	+ 2.6%
2 Bedrooms	\$158,000	\$167,000	+ 5.7%
3 Bedrooms	\$179,900	\$191,000	+ 6.2%
4 Bedrooms or More	\$286,000	\$297,000	+ 3.8%
All Bedroom Counts	\$222,000	\$235,000	+ 5.9%

Single Family Homes

6-2019	6-2020	Change	6-2019	6-2020	Change
\$92,000	\$99,000	+ 7.6%	\$195,000	\$199,900	+ 2.5%
\$138,000	\$148,900	+ 7.9%	\$176,000	\$185,000	+ 5.1%
\$175,500	\$188,000	+ 7.1%	\$219,000	\$226,900	+ 3.6%
\$285,100	\$295,000	+ 3.5%	\$337,750	\$355,000	+ 5.1%
\$225,000	\$239,000	+ 6.2%	\$205,000	\$216,245	+ 5.5%

Townhouse/Condo

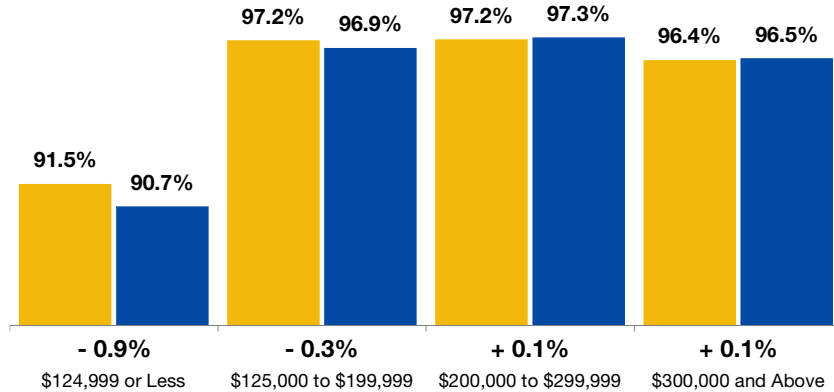
Percent of Original List Price Received

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.**



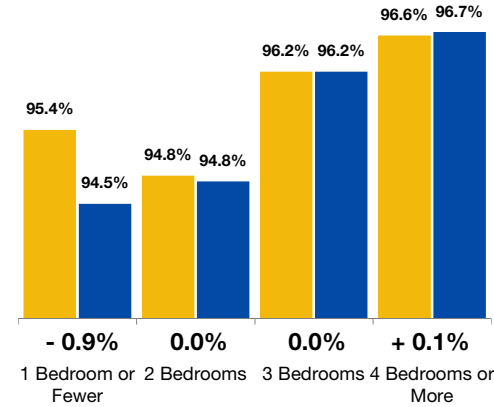
By Price Range

6-2019 6-2020



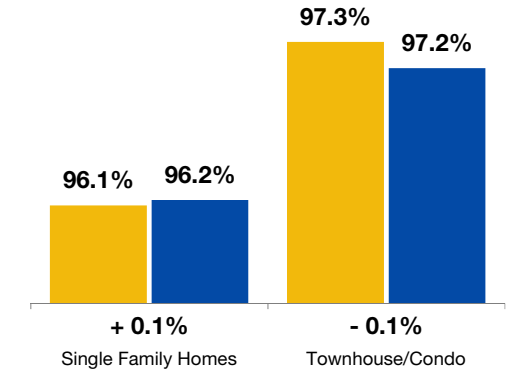
By Bedroom Count

6-2019 6-2020



By Property Type

6-2019 6-2020



All Properties

By Price Range

	6-2019	6-2020	Change
\$124,999 or Less	91.5%	90.7%	- 0.9%
\$125,000 to \$199,999	97.2%	96.9%	- 0.3%
\$200,000 to \$299,999	97.2%	97.3%	+ 0.1%
\$300,000 and Above	96.4%	96.5%	+ 0.1%
All Price Ranges	96.2%	96.2%	0.0%

Single Family Homes

	6-2019	6-2020	Change
\$124,999 or Less	91.1%	90.3%	- 0.9%
\$125,000 to \$199,999	97.0%	96.7%	- 0.3%
\$200,000 to \$299,999	97.1%	97.3%	+ 0.2%
\$300,000 and Above	96.3%	96.4%	+ 0.1%
All Price Ranges	96.1%	96.2%	+ 0.1%

Townhouse/Condo

	6-2019	6-2020	Change
\$124,999 or Less	94.7%	94.2%	- 0.5%
\$125,000 to \$199,999	98.1%	97.8%	- 0.3%
\$200,000 to \$299,999	98.1%	97.6%	- 0.5%
\$300,000 and Above	97.3%	97.3%	0.0%
All Price Ranges	97.3%	97.2%	- 0.1%

By Bedroom Count

	6-2019	6-2020	Change
1 Bedroom or Fewer	95.4%	94.5%	- 0.9%
2 Bedrooms	94.8%	94.8%	0.0%
3 Bedrooms	96.2%	96.2%	0.0%
4 Bedrooms or More	96.6%	96.7%	+ 0.1%
All Bedroom Counts	96.2%	96.2%	0.0%

	6-2019	6-2020	Change
1 Bedroom or Fewer	89.7%	89.3%	- 0.4%
2 Bedrooms	92.9%	93.1%	+ 0.2%
3 Bedrooms	96.0%	96.0%	0.0%
4 Bedrooms or More	96.6%	96.7%	+ 0.1%
All Bedroom Counts	96.1%	96.2%	+ 0.1%

	6-2019	6-2020	Change
1 Bedroom or Fewer	97.1%	96.1%	- 1.0%
2 Bedrooms	97.0%	96.7%	- 0.3%
3 Bedrooms	97.7%	97.7%	0.0%
4 Bedrooms or More	97.4%	97.5%	+ 0.1%
All Bedroom Counts	97.3%	97.2%	- 0.1%

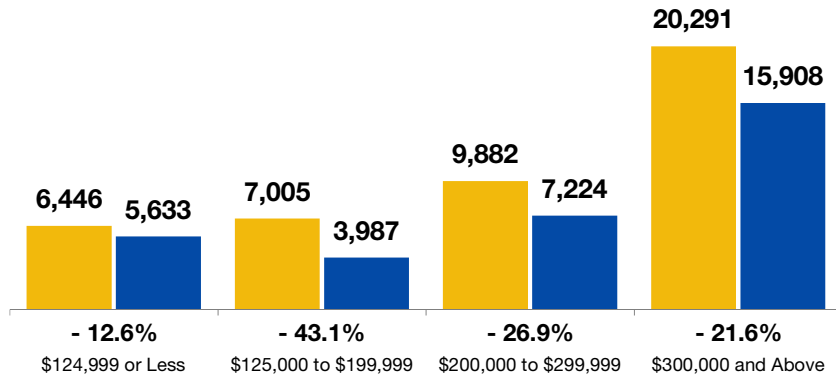
Inventory of Homes for Sale

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



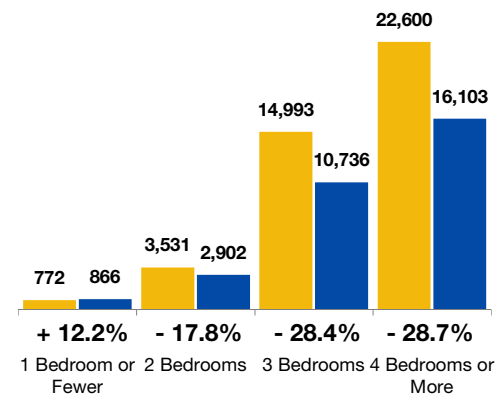
By Price Range

6-2019 6-2020



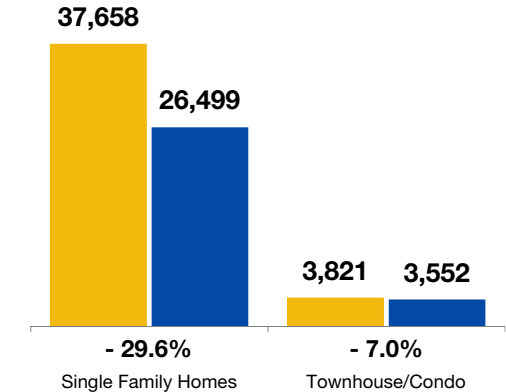
By Bedroom Count

6-2019 6-2020



By Property Type

6-2019 6-2020



All Properties

By Price Range	6-2019	6-2020	Change
\$124,999 or Less	6,446	5,633	- 12.6%
\$125,000 to \$199,999	7,005	3,987	- 43.1%
\$200,000 to \$299,999	9,882	7,224	- 26.9%
\$300,000 and Above	20,291	15,908	- 21.6%
All Price Ranges	43,624	32,752	- 24.9%

Single Family Homes

6-2019	6-2020	Change	6-2019	6-2020	Change
4,435	3,316	- 25.2%	499	284	- 43.1%
6,082	3,117	- 48.8%	766	699	- 8.7%
8,826	6,150	- 30.3%	935	949	+ 1.5%
18,315	13,916	- 24.0%	1,621	1,620	- 0.1%
37,658	26,499	- 29.6%	3,821	3,552	- 7.0%

Townhouse/Condo

By Bedroom Count	6-2019	6-2020	Change
1 Bedroom or Fewer	772	866	+ 12.2%
2 Bedrooms	3,531	2,902	- 17.8%
3 Bedrooms	14,993	10,736	- 28.4%
4 Bedrooms or More	22,600	16,103	- 28.7%
All Bedroom Counts	43,624	32,752	- 24.9%

6-2019	6-2020	Change	6-2019	6-2020	Change
332	296	- 10.8%	393	466	+ 18.6%
2,266	1,608	- 29.0%	1,204	1,173	- 2.6%
13,132	9,070	- 30.9%	1,705	1,489	- 12.7%
21,928	15,525	- 29.2%	519	424	- 18.3%
37,658	26,499	- 29.6%	3,821	3,552	- 7.0%

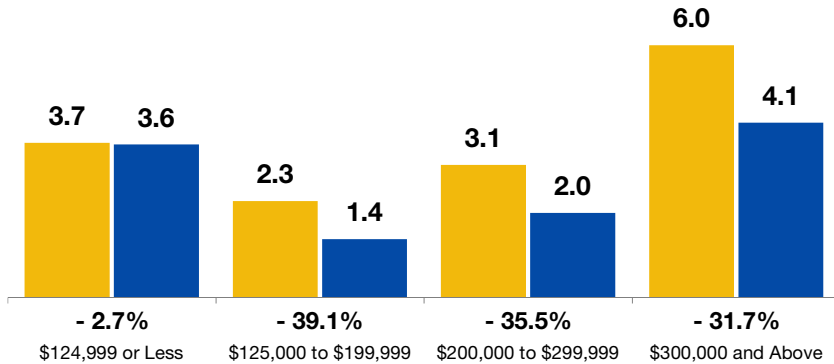
Months Supply of Inventory

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.**



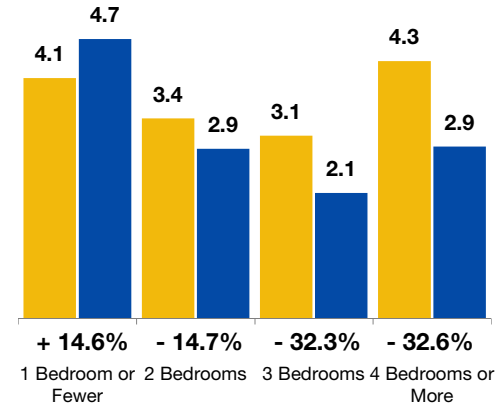
By Price Range

6-2019 6-2020



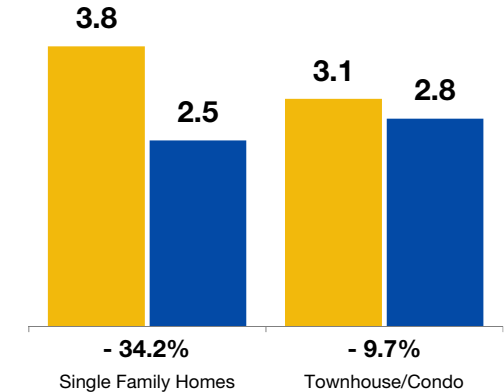
By Bedroom Count

6-2019 6-2020



By Property Type

6-2019 6-2020



All Properties

By Price Range	6-2019	6-2020	Change
\$124,999 or Less	3.7	3.6	- 2.7%
\$125,000 to \$199,999	2.3	1.4	- 39.1%
\$200,000 to \$299,999	3.1	2.0	- 35.5%
\$300,000 and Above	6.0	4.1	- 31.7%
All Price Ranges	3.8	2.7	- 28.9%

Single Family Homes

6-2019	6-2020	Change	6-2019	6-2020	Change
3.2	2.5	- 21.9%	2.7	1.9	- 29.6%
2.3	1.3	- 43.5%	1.9	1.8	- 5.3%
3.2	1.9	- 40.6%	2.8	2.5	- 10.7%
6.0	4.0	- 33.3%	5.0	4.5	- 10.0%
3.8	2.5	- 34.2%	3.1	2.8	- 9.7%

Townhouse/Condo

By Bedroom Count	6-2019	6-2020	Change
1 Bedroom or Fewer	4.1	4.7	+ 14.6%
2 Bedrooms	3.4	2.9	- 14.7%
3 Bedrooms	3.1	2.1	- 32.3%
4 Bedrooms or More	4.3	2.9	- 32.6%
All Bedroom Counts	3.8	2.7	- 28.9%

6-2019	6-2020	Change	6-2019	6-2020	Change
6.7	5.7	- 14.9%	2.8	3.6	+ 28.6%
4.0	2.8	- 30.0%	2.6	2.6	0.0%
3.1	2.0	- 35.5%	3.2	2.6	- 18.8%
4.4	2.9	- 34.1%	4.9	3.5	- 28.6%
3.8	2.5	- 34.2%	3.1	2.8	- 9.7%