Housing Supply Overview

September 2026

Pending home sales fell 4.7% from a year earlier, with contract signings down in all four regions, according to the National Association of REALTORS®. Contract signings edged up 0.3% from the previous month. They are running roughly 30% below where they were in the years leading up to the pandemic, according to NAR Chief Economist Lawrence Yun. The 30-year fixed-rate mortgage moved above 7% in late September, up from an August average of 6.67%, according to Freddie Mac. For the 12-month period spanning October 2025 through September 2026, Sales in the state of Georgia were down 1.6 percent overall. The price range with the largest gain in sales was the $500,000 and Above range, where they increased 0.7 percent.

The overall Median Sales Price was up 0.4 percent to $359,000. The property type with the smallest price decline was the Single Family Homes segment, where prices decreased 0.3 percent.$366,000. The price range that tended to sell the quickest was the $500,000 and Above range at 58 days; the price range that tended to sell the slowest was the $199,999 or Less range at 63 days.

Market-wide, inventory levels were up 4.0 percent. The property type that gained the most inventory was the Townhouse/Condo segment, where it increased 15.3 percent. That amounts to 5.0 months supply for Single Family homes and 6.7 months supply for Townhouse/Condo.

Quick Facts

+ 0.7%	- 0.5%	- 0.8%
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**

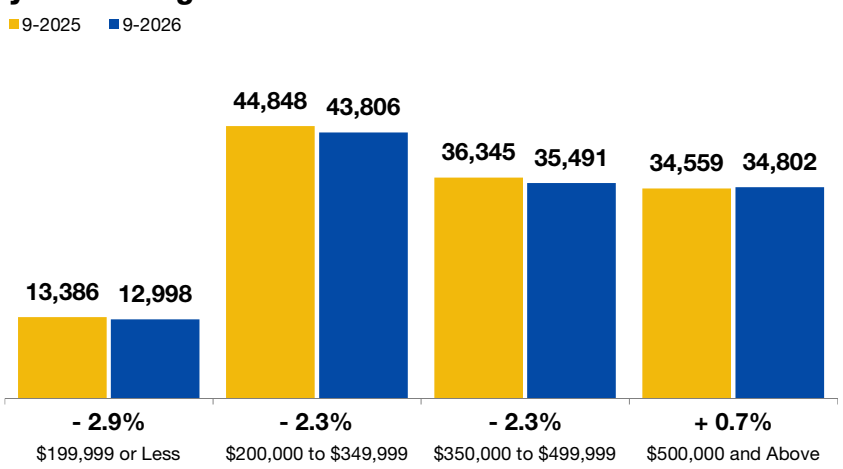
This is a research tool provided by the Georgia Association of REALTORS®. Percent changes are calculated using rounded figures.

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Median Sales Price 4
Percent of Original List Price Received 5
Inventory of Homes for Sale 6
Months Supply of Inventory 7

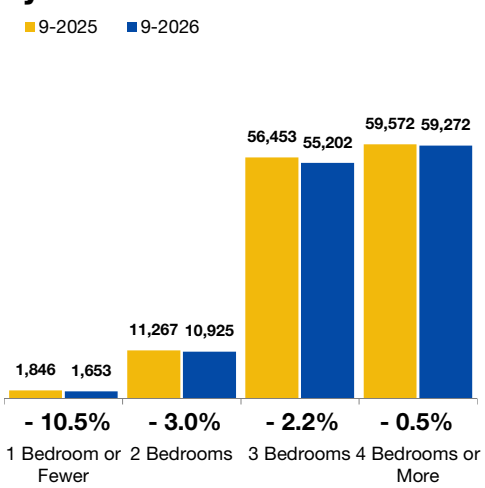
Pending Sales

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

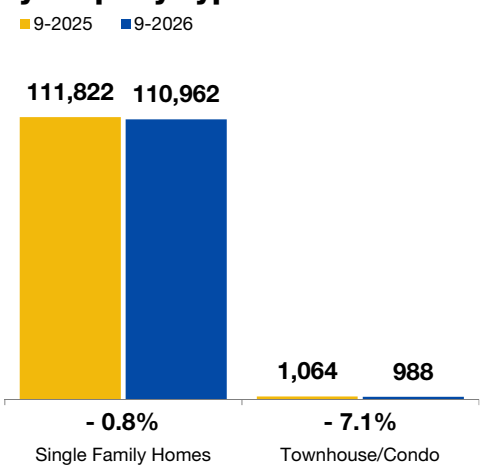
By Price Range



By Bedroom Count



By Property Type



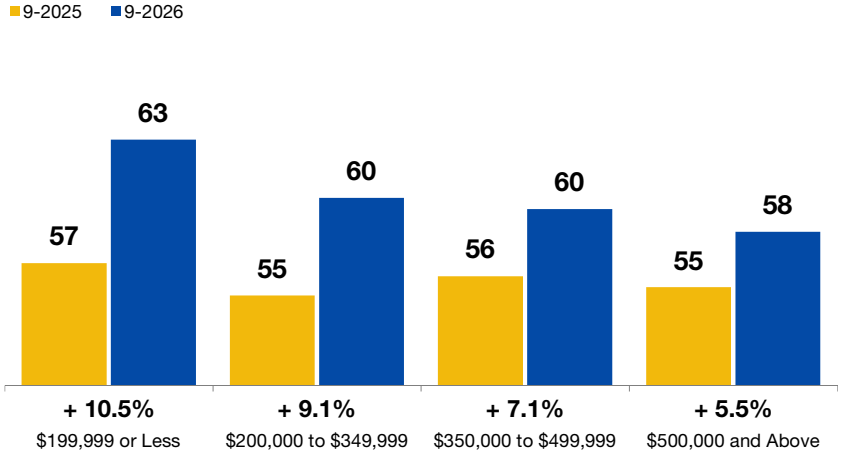
By Price Range	All Properties			Single Family Homes			Townhouse/Condo		
	9-2025	9-2026	Change	9-2025	9-2026	Change	9-2025	9-2026	Change
$199,999 or Less	13,386	12,998	- 2.9%	10,578	10,529	- 0.5%	110	119	+ 8.2%
$200,000 to $349,999	44,848	43,806	- 2.3%	37,024	36,724	- 0.8%	507	479	- 5.5%
$350,000 to $499,999	36,345	35,491	- 2.3%	32,399	31,702	- 2.2%	264	208	- 21.2%
$500,000 and Above	34,559	34,802	+ 0.7%	31,821	32,006	+ 0.6%	183	182	- 0.5%
All Price Ranges	**129,138**	**127,098**	**- 1.6%**	**111,822**	**110,962**	**- 0.8%**	**1,064**	**988**	**- 7.1%**

By Bedroom Count	All Properties			Single Family Homes			Townhouse/Condo		
	9-2025	9-2026	Change	9-2025	9-2026	Change	9-2025	9-2026	Change
1 Bedroom or Fewer	1,846	1,653	- 10.5%	601	561	- 6.7%	78	83	+ 6.4%
2 Bedrooms	11,267	10,925	- 3.0%	6,305	6,364	+ 0.9%	327	287	- 12.2%
3 Bedrooms	56,453	55,202	- 2.2%	47,608	47,070	- 1.1%	533	527	- 1.1%
4 Bedrooms or More	59,572	59,272	- 0.5%	57,308	56,928	- 0.7%	126	91	- 27.8%
All Bedroom Counts	**129,138**	**127,098**	**- 1.6%**	**111,822**	**110,962**	**- 0.8%**	**1,064**	**988**	**- 7.1%**

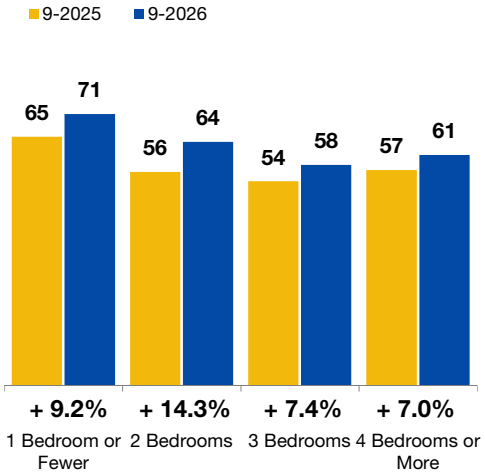
Days on Market Until Sale

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

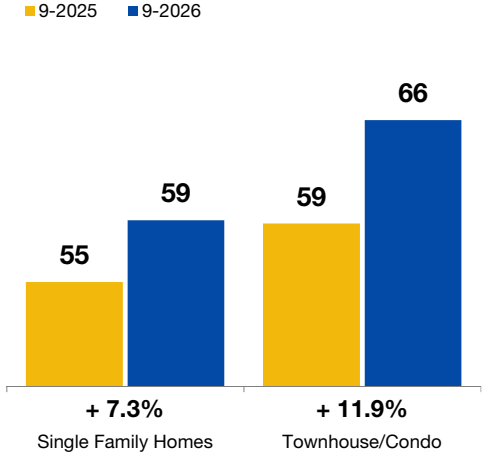
By Price Range



By Bedroom Count



By Property Type



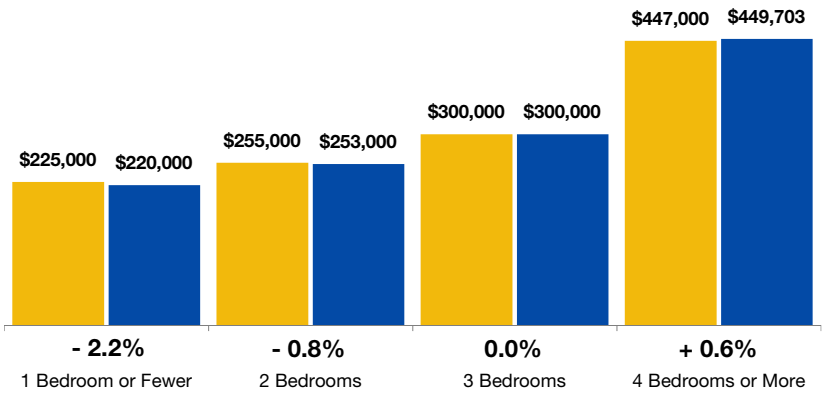
By Price Range	All Properties			Single Family Homes			Townhouse/Condo		
	9-2025	9-2026	Change	9-2025	9-2026	Change	9-2025	9-2026	Change
$199,999 or Less	57	63	+ 10.5%	55	62	+ 12.7%	63	71	+ 11.7%
$200,000 to $349,999	55	60	+ 9.1%	54	59	+ 9.3%	59	69	+ 16.4%
$350,000 to $499,999	56	60	+ 7.1%	56	60	+ 7.1%	54	57	+ 6.2%
$500,000 and Above	55	58	+ 5.5%	55	58	+ 5.5%	62	65	+ 5.3%
All Price Ranges	**56**	**60**	**+ 7.1%**	**55**	**59**	**+ 7.3%**	**59**	**66**	**+ 11.9%**

By Bedroom Count	All Properties			Single Family Homes			Townhouse/Condo		
	9-2025	9-2026	Change	9-2025	9-2026	Change	9-2025	9-2026	Change
1 Bedroom or Fewer	65	71	+ 9.2%	72	75	+ 4.2%	63	70	+ 10.3%
2 Bedrooms	56	64	+ 14.3%	55	62	+ 12.7%	58	67	+ 15.4%
3 Bedrooms	54	58	+ 7.4%	53	57	+ 7.5%	59	65	+ 9.6%
4 Bedrooms or More	57	61	+ 7.0%	57	60	+ 5.3%	55	62	+ 12.7%
All Bedroom Counts	**56**	**60**	**+ 7.1%**	**55**	**59**	**+ 7.3%**	**59**	**66**	**+ 11.9%**

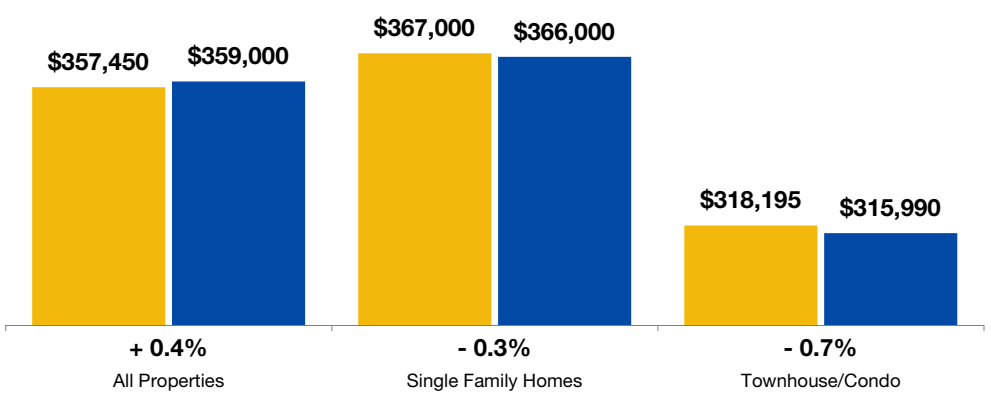
Median Sales Price

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

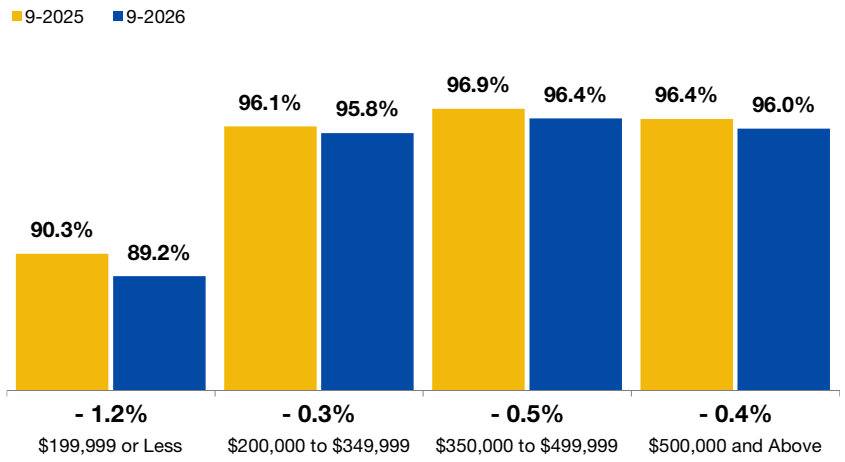


By Bedroom Count	All Properties			Single Family Homes			Townhouse/Condo		
	9-2025	9-2026	Change	9-2025	9-2026	Change	9-2025	9-2026	Change
1 Bedroom or Fewer	$225,000	$220,000	- 2.2%	$175,000	$175,000	0.0%	$244,900	$243,000	- 0.8%
2 Bedrooms	$255,000	$253,000	- 0.8%	$240,000	$240,000	0.0%	$278,000	$270,000	- 2.9%
3 Bedrooms	$300,000	$300,000	0.0%	$300,000	$300,000	0.0%	$338,000	$330,795	- 2.1%
4 Bedrooms or More	$447,000	$449,703	+ 0.6%	$449,900	$450,000	+ 0.0%	$467,500	$455,000	- 2.7%
All Bedroom Counts	**$357,450**	**$359,000**	**+ 0.4%**	**$367,000**	**$366,000**	**- 0.3%**	**$318,195**	**$315,990**	**- 0.7%**

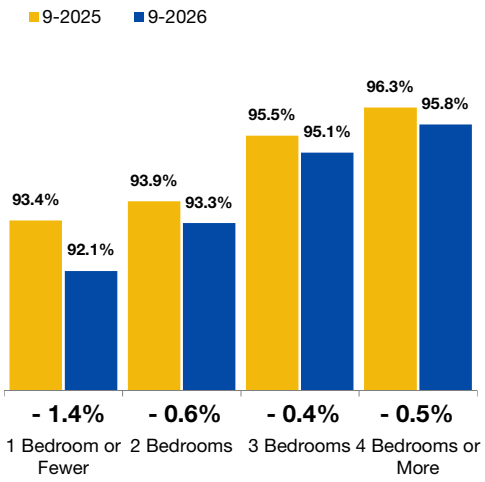
Percent of Original List Price Received

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.**

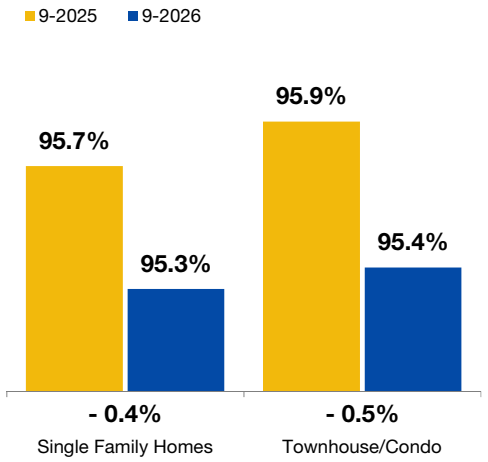
By Price Range



By Bedroom Count



By Property Type



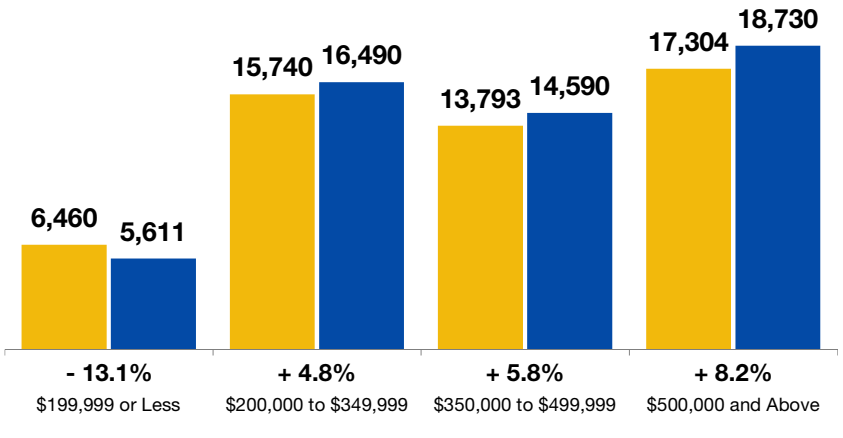
	All Properties			Single Family Homes			Townhouse/Condo		
By Price Range	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**
$199,999 or Less	90.3%	89.2%	- 1.2%	90.2%	89.1%	- 1.2%	90.7%	90.1%	- 0.7%
$200,000 to $349,999	96.1%	95.8%	- 0.3%	96.0%	95.7%	- 0.3%	96.4%	96.0%	- 0.4%
$350,000 to $499,999	96.9%	96.4%	- 0.5%	96.9%	96.4%	- 0.5%	97.0%	96.4%	- 0.6%
$500,000 and Above	96.4%	96.0%	- 0.4%	96.4%	96.0%	- 0.4%	96.6%	96.3%	- 0.3%
All Price Ranges	**95.7%**	**95.2%**	**- 0.5%**	**95.7%**	**95.3%**	**- 0.4%**	**95.9%**	**95.4%**	**- 0.5%**

By Bedroom Count	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**
1 Bedroom or Fewer	93.4%	92.1%	- 1.4%	91.4%	89.4%	- 2.2%	94.7%	93.7%	- 1.1%
2 Bedrooms	93.9%	93.3%	- 0.6%	92.9%	92.7%	- 0.2%	95.3%	94.4%	- 0.9%
3 Bedrooms	95.5%	95.1%	- 0.4%	95.5%	95.0%	- 0.5%	96.4%	96.0%	- 0.4%
4 Bedrooms or More	96.3%	95.8%	- 0.5%	96.3%	95.8%	- 0.5%	96.6%	96.1%	- 0.5%
All Bedroom Counts	**95.7%**	**95.2%**	**- 0.5%**	**95.7%**	**95.3%**	**- 0.4%**	**95.9%**	**95.4%**	**- 0.5%**

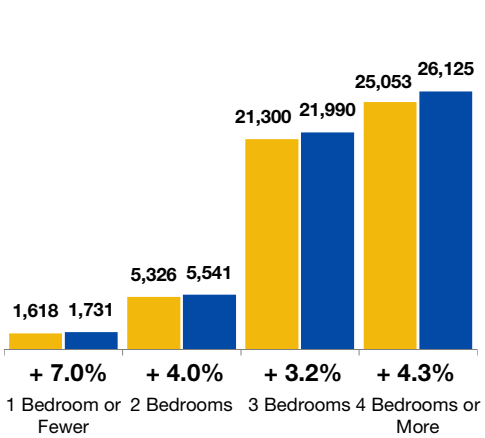
Inventory of Homes for Sale

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

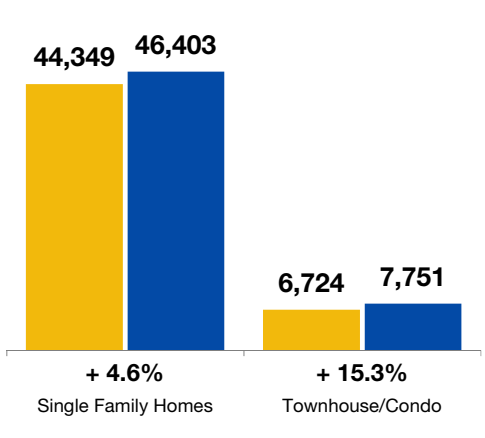
By Price Range



By Bedroom Count



By Property Type



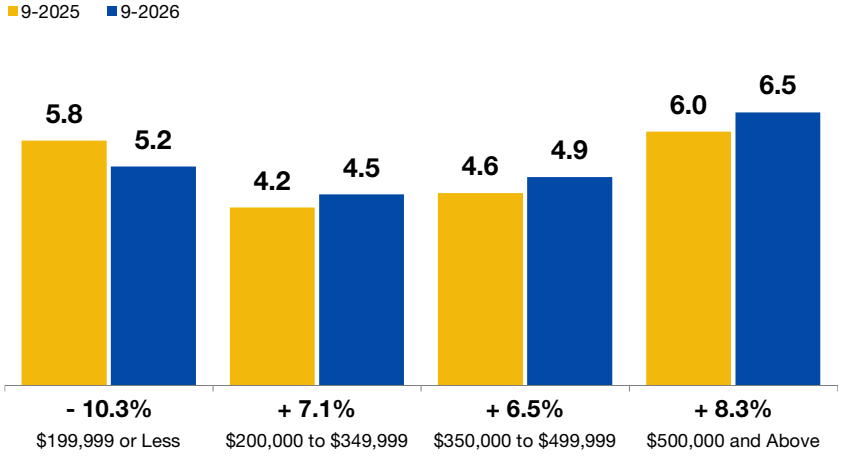
	All Properties			Single Family Homes			Townhouse/Condo		
By Price Range	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**
$199,999 or Less	6,460	5,611	- 13.1%	4,393	3,918	- 10.8%	780	991	+ 27.1%
$200,000 to $349,999	15,740	16,490	+ 4.8%	12,157	12,803	+ 5.3%	2,999	3,421	+ 14.1%
$350,000 to $499,999	13,793	14,590	+ 5.8%	12,125	12,672	+ 4.5%	1,510	1,796	+ 18.9%
$500,000 and Above	17,304	18,730	+ 8.2%	15,673	17,009	+ 8.5%	1,435	1,543	+ 7.5%
All Price Ranges	**53,298**	**55,422**	**+ 4.0%**	**44,349**	**46,403**	**+ 4.6%**	**6,724**	**7,751**	**+ 15.3%**

	All Properties			Single Family Homes			Townhouse/Condo		
By Bedroom Count	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**
1 Bedroom or Fewer	1,618	1,731	+ 7.0%	490	475	- 3.1%	769	906	+ 17.8%
2 Bedrooms	5,326	5,541	+ 4.0%	2,905	2,970	+ 2.2%	2,212	2,466	+ 11.5%
3 Bedrooms	21,300	21,990	+ 3.2%	17,190	17,891	+ 4.1%	3,080	3,630	+ 17.9%
4 Bedrooms or More	25,053	26,125	+ 4.3%	23,763	25,036	+ 5.4%	663	749	+ 13.0%
All Bedroom Counts	**53,298**	**55,422**	**+ 4.0%**	**44,349**	**46,403**	**+ 4.6%**	**6,724**	**7,751**	**+ 15.3%**

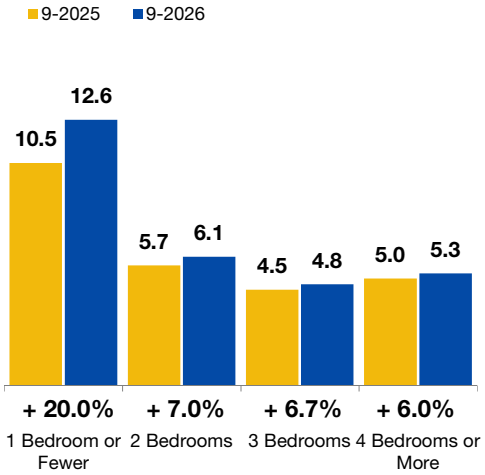
Months Supply of Inventory

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.**

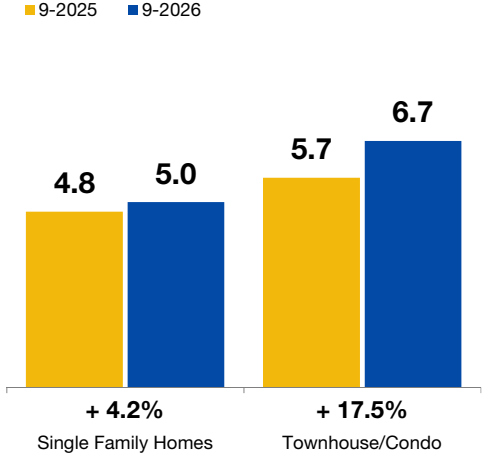
By Price Range



By Bedroom Count



By Property Type



	All Properties			Single Family Homes			Townhouse/Condo		
By Price Range	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**
$199,999 or Less	5.8	5.2	- 10.3%	5.0	4.5	- 10.0%	6.9	7.7	+ 11.6%
$200,000 to $349,999	4.2	4.5	+ 7.1%	3.9	4.2	+ 7.7%	5.4	6.6	+ 22.2%
$350,000 to $499,999	4.6	4.9	+ 6.5%	4.5	4.8	+ 6.7%	4.9	6.1	+ 24.5%
$500,000 and Above	6.0	6.5	+ 8.3%	5.9	6.4	+ 8.5%	6.7	7.1	+ 6.0%
All Price Ranges	**5.0**	**5.2**	**+ 4.0%**	**4.8**	**5.0**	**+ 4.2%**	**5.7**	**6.7**	**+ 17.5%**

	All Properties			Single Family Homes			Townhouse/Condo		
By Bedroom Count	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**
1 Bedroom or Fewer	10.5	12.6	+ 20.0%	9.8	10.2	+ 4.1%	8.0	10.5	+ 31.3%
2 Bedrooms	5.7	6.1	+ 7.0%	5.5	5.6	+ 1.8%	5.8	6.8	+ 17.2%
3 Bedrooms	4.5	4.8	+ 6.7%	4.3	4.6	+ 7.0%	5.3	6.2	+ 17.0%
4 Bedrooms or More	5.0	5.3	+ 6.0%	5.0	5.3	+ 6.0%	5.6	5.7	+ 1.8%
All Bedroom Counts	**5.0**	**5.2**	**+ 4.0%**	**4.8**	**5.0**	**+ 4.2%**	**5.7**	**6.7**	**+ 17.5%**