

Housing Supply Overview



April 2026

Nationally, pending home sales rose 1.5% month-over-month, exceeding economists' expectations and marking the second consecutive monthly increase, according to the National Association of REALTORS®. Contract signings advanced in the South and Northeast but declined in the Midwest and West. Year-over-year, pending home sales were higher in the South but lower in the Northeast, Midwest, and West. For the 12-month period spanning May 2025 through April 2026, Sales in the state of Georgia were up 0.2 percent overall. The price range with the largest gain in sales was the \$500,000 and Above range, where they increased 3.3 percent.

The overall Median Sales Price remained flat at \$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 61 days.

Market-wide, inventory levels were up 8.3 percent. The property type that gained the most inventory was the Townhouse/Condo segment, where it increased 19.8 percent. That amounts to 4.5 months supply for Single Family homes and 6.4 months supply for Townhouse/Condo.

Quick Facts

+ 3.3%	+ 1.9%	+ 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

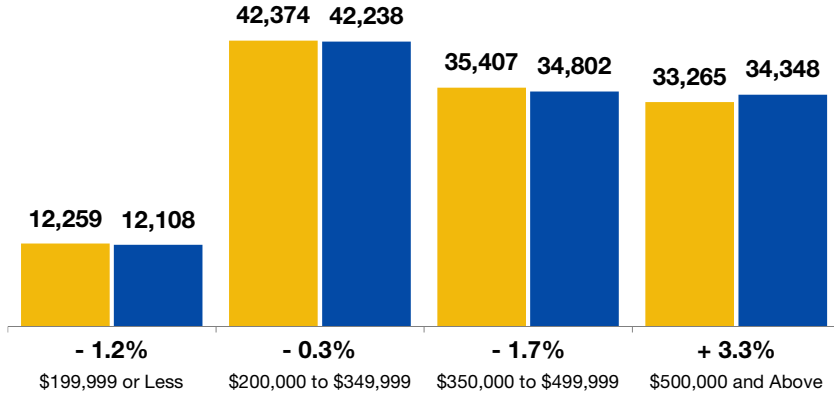
Pending Sales

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



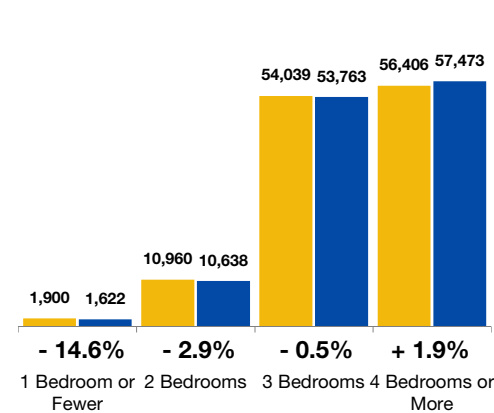
By Price Range

■ 4-2025 ■ 4-2026



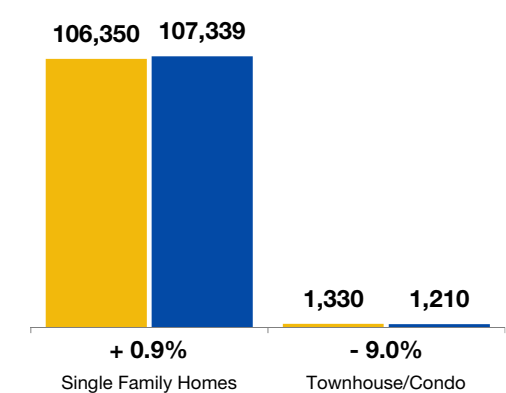
By Bedroom Count

■ 4-2025 ■ 4-2026



By Property Type

■ 4-2025 ■ 4-2026



All Properties

By Price Range	4-2025	4-2026	Change
\$199,999 or Less	12,259	12,108	- 1.2%
\$200,000 to \$349,999	42,374	42,238	- 0.3%
\$350,000 to \$499,999	35,407	34,802	- 1.7%
\$500,000 and Above	33,265	34,348	+ 3.3%
All Price Ranges	123,305	123,496	+ 0.2%

Single Family Homes

4-2025	4-2026	Change
9,702	9,614	- 0.9%
34,832	35,020	+ 0.5%
31,391	30,991	- 1.3%
30,425	31,714	+ 4.2%
106,350	107,339	+ 0.9%

Townhouse/Condo

4-2025	4-2026	Change
128	131	+ 2.3%
603	520	- 13.8%
357	316	- 11.5%
242	243	+ 0.4%
1,330	1,210	- 9.0%

By Bedroom Count

4-2025	4-2026	Change
1,900	1,622	- 14.6%
10,960	10,638	- 2.9%
54,039	53,763	- 0.5%
56,406	57,473	+ 1.9%
123,305	123,496	+ 0.2%

4-2025	4-2026	Change
604	549	- 9.1%
6,131	6,117	- 0.2%
45,411	45,520	+ 0.2%
54,204	55,153	+ 1.8%
106,350	107,339	+ 0.9%

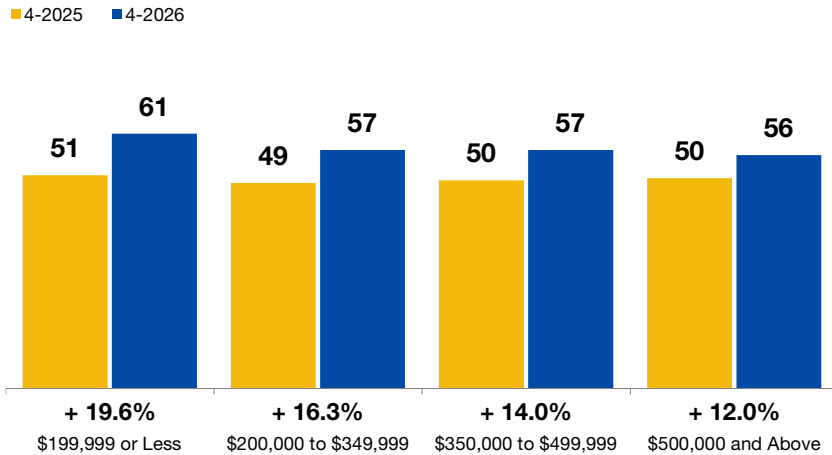
4-2025	4-2026	Change
107	85	- 20.6%
420	400	- 4.8%
668	595	- 10.9%
135	130	- 3.7%
1,330	1,210	- 9.0%

Days on Market Until Sale

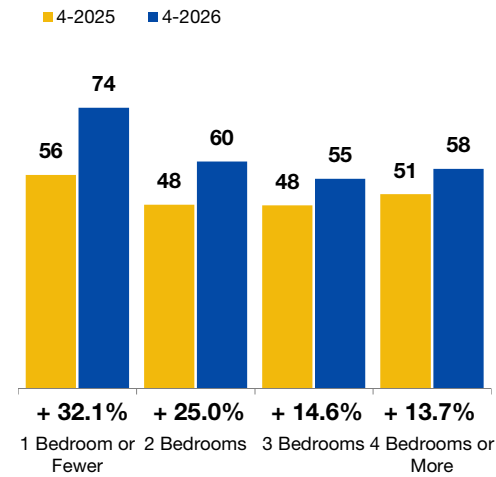
Average number of days between when a property is listed and when an offer is accepted.
Based on a rolling 12-month average.



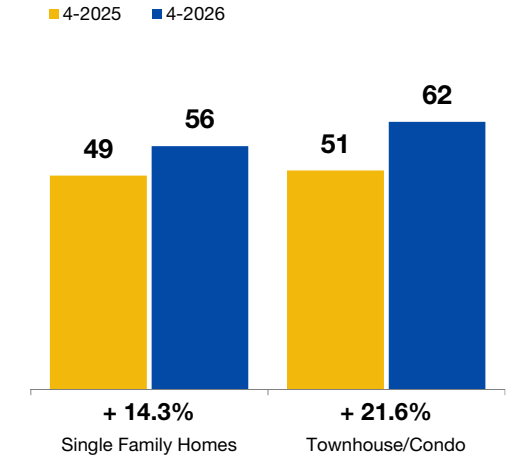
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	4-2025	4-2026	Change
\$199,999 or Less	51	61	+ 19.6%
\$200,000 to \$349,999	49	57	+ 16.3%
\$350,000 to \$499,999	50	57	+ 14.0%
\$500,000 and Above	50	56	+ 12.0%
All Price Ranges	50	57	+ 14.0%

Single Family Homes

4-2025	4-2026	Change	4-2025	4-2026	Change
50	59	+ 18.0%	56	71	+ 28.1%
49	56	+ 14.3%	51	63	+ 24.0%
50	57	+ 14.0%	46	56	+ 20.3%
50	55	+ 10.0%	53	61	+ 14.6%
49	56	+ 14.3%	51	62	+ 21.6%

Townhouse/Condo

By Bedroom Count	4-2025	4-2026	Change
1 Bedroom or Fewer	56	74	+ 32.1%
2 Bedrooms	48	60	+ 25.0%
3 Bedrooms	48	55	+ 14.6%
4 Bedrooms or More	51	58	+ 13.7%
All Bedroom Counts	50	57	+ 14.0%

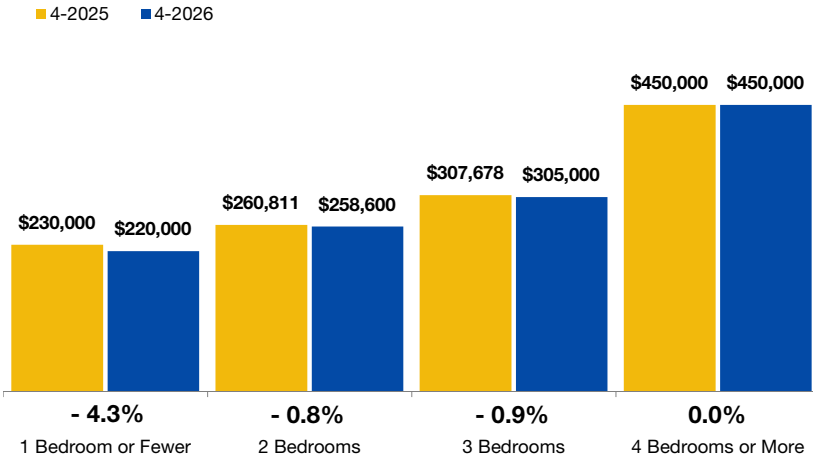
4-2025	4-2026	Change	4-2025	4-2026	Change
65	78	+ 20.0%	52	71	+ 37.1%
49	57	+ 16.3%	47	63	+ 34.8%
47	54	+ 14.9%	53	61	+ 15.4%
51	58	+ 13.7%	51	57	+ 10.5%
49	56	+ 14.3%	51	62	+ 21.6%

Median Sales Price

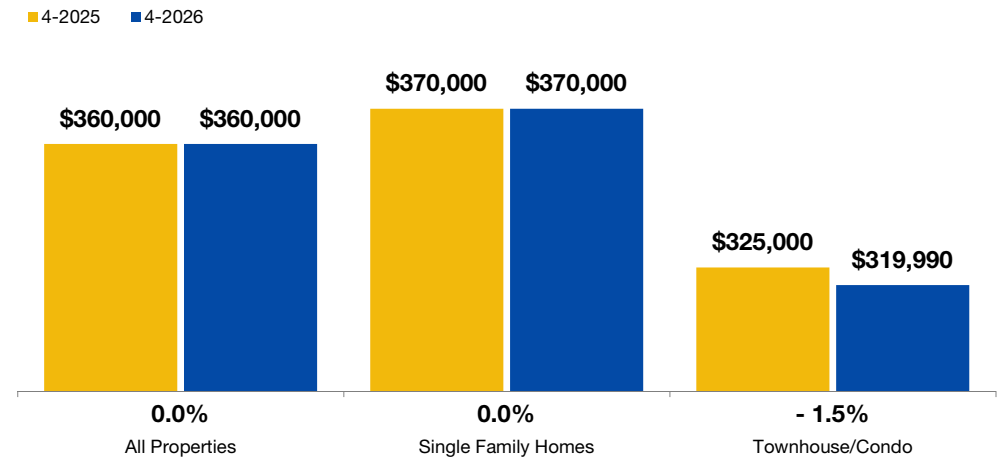
Median price point for all closed sales, not accounting for seller concessions.
Based on a rolling 12-month median.



By Bedroom Count



By Property Type



All Properties

By Bedroom Count	4-2025	4-2026	Change
1 Bedroom or Fewer	\$230,000	\$220,000	- 4.3%
2 Bedrooms	\$260,811	\$258,600	- 0.8%
3 Bedrooms	\$307,678	\$305,000	- 0.9%
4 Bedrooms or More	\$450,000	\$450,000	0.0%
All Bedroom Counts	\$360,000	\$360,000	0.0%

Single Family Homes

4-2025	4-2026	Change	4-2025	4-2026	Change
\$170,000	\$180,000	+ 5.9%	\$253,000	\$240,000	- 5.1%
\$240,700	\$245,000	+ 1.8%	\$285,000	\$278,000	- 2.5%
\$305,000	\$303,000	- 0.7%	\$349,000	\$335,000	- 4.0%
\$450,000	\$450,000	0.0%	\$493,500	\$459,900	- 6.8%
\$370,000	\$370,000	0.0%	\$325,000	\$319,990	- 1.5%

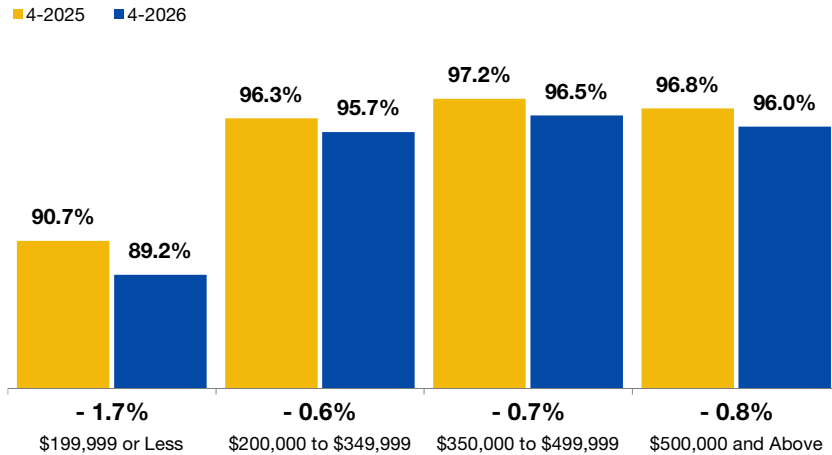
Townhouse/Condo

Percent of Original List Price Received

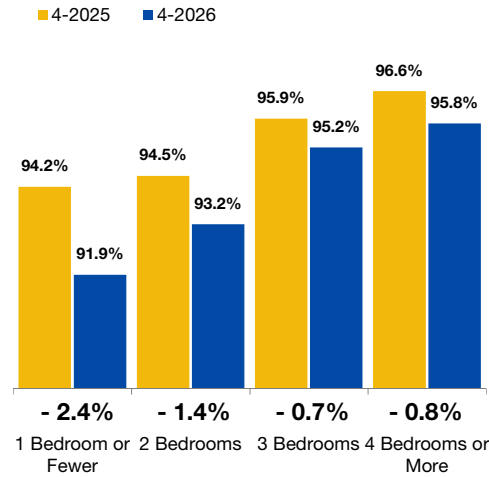
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



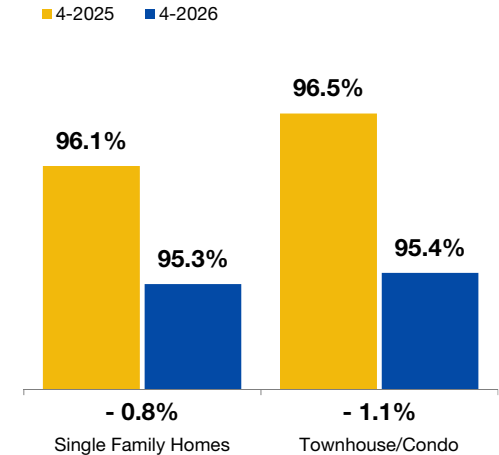
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	4-2025	4-2026	Change
\$199,999 or Less	90.7%	89.2%	- 1.7%
\$200,000 to \$349,999	96.3%	95.7%	- 0.6%
\$350,000 to \$499,999	97.2%	96.5%	- 0.7%
\$500,000 and Above	96.8%	96.0%	- 0.8%
All Price Ranges	96.1%	95.3%	- 0.8%

Single Family Homes

4-2025	4-2026	Change
90.6%	89.1%	- 1.7%
96.3%	95.7%	- 0.6%
97.2%	96.5%	- 0.7%
96.8%	96.0%	- 0.8%
96.1%	95.3%	- 0.8%

Townhouse/Condo

4-2025	4-2026	Change
91.6%	89.6%	- 2.2%
96.7%	96.0%	- 0.7%
97.5%	96.5%	- 1.0%
97.0%	96.3%	- 0.7%
96.5%	95.4%	- 1.1%

By Bedroom Count

4-2025	4-2026	Change
94.2%	91.9%	- 2.4%
94.5%	93.2%	- 1.4%
95.9%	95.2%	- 0.7%
96.6%	95.8%	- 0.8%
96.1%	95.3%	- 0.8%

4-2025	4-2026	Change
91.5%	89.4%	- 2.3%
93.5%	92.6%	- 1.0%
95.9%	95.1%	- 0.8%
96.7%	95.8%	- 0.9%
96.1%	95.3%	- 0.8%

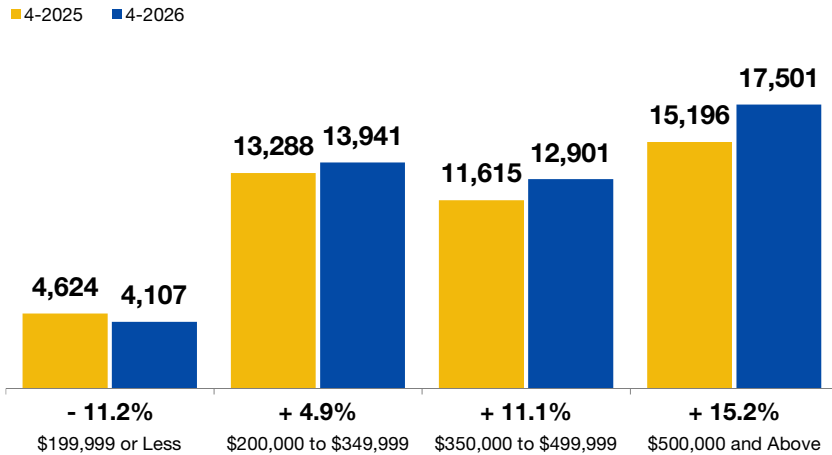
4-2025	4-2026	Change
95.6%	93.6%	- 2.1%
96.0%	94.4%	- 1.7%
96.8%	96.1%	- 0.7%
96.8%	96.2%	- 0.6%
96.5%	95.4%	- 1.1%

Inventory of Homes for Sale

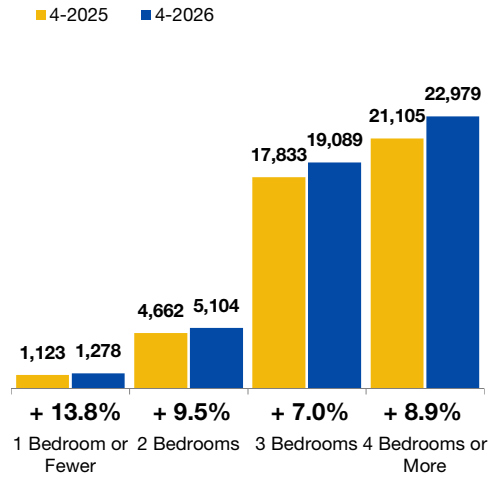
The number of properties available for sale in active status at the end of the most recent month.
Based on one month of activity.



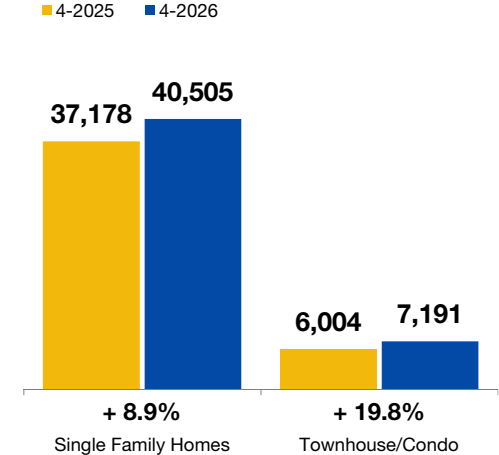
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	4-2025	4-2026	Change
\$199,999 or Less	4,624	4,107	- 11.2%
\$200,000 to \$349,999	13,288	13,941	+ 4.9%
\$350,000 to \$499,999	11,615	12,901	+ 11.1%
\$500,000 and Above	15,196	17,501	+ 15.2%
All Price Ranges	44,723	48,450	+ 8.3%

Single Family Homes

4-2025	4-2026	Change
3,275	3,053	- 6.8%
10,095	10,602	+ 5.0%
10,099	11,128	+ 10.2%
13,709	15,722	+ 14.7%
37,178	40,505	+ 8.9%

Townhouse/Condo

4-2025	4-2026	Change
632	820	+ 29.7%
2,683	3,099	+ 15.5%
1,377	1,668	+ 21.1%
1,312	1,604	+ 22.3%
6,004	7,191	+ 19.8%

By Bedroom Count

4-2025	4-2026	Change
1,123	1,278	+ 13.8%
4,662	5,104	+ 9.5%
17,833	19,089	+ 7.0%
21,105	22,979	+ 8.9%
44,723	48,450	+ 8.3%

4-2025	4-2026	Change
324	370	+ 14.2%
2,421	2,633	+ 8.8%
14,374	15,487	+ 7.7%
20,059	22,015	+ 9.8%
37,178	40,505	+ 8.9%

4-2025	4-2026	Change
743	879	+ 18.3%
2,058	2,363	+ 14.8%
2,637	3,240	+ 22.9%
566	709	+ 25.3%
6,004	7,191	+ 19.8%

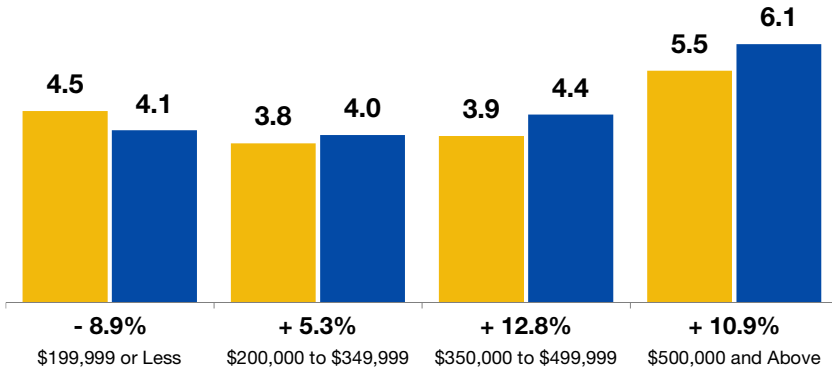
Months Supply of Inventory

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.**



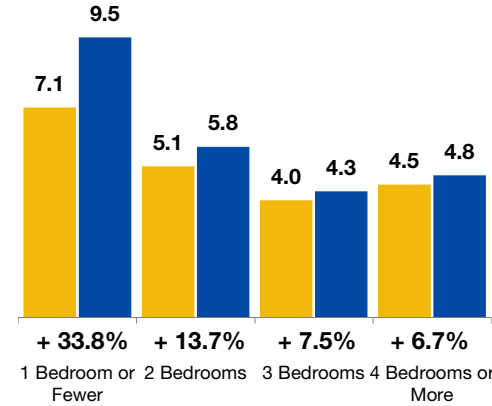
By Price Range

■ 4-2025 ■ 4-2026



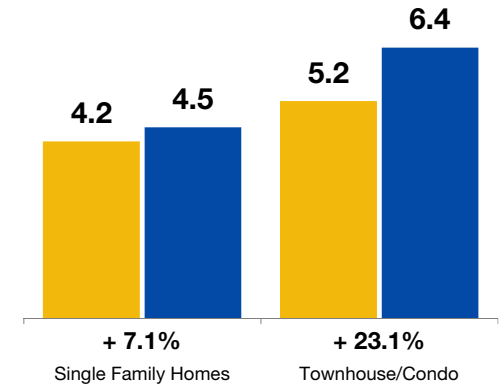
By Bedroom Count

■ 4-2025 ■ 4-2026



By Property Type

■ 4-2025 ■ 4-2026



All Properties

By Price Range	4-2025	4-2026	Change
\$199,999 or Less	4.5	4.1	- 8.9%
\$200,000 to \$349,999	3.8	4.0	+ 5.3%
\$350,000 to \$499,999	3.9	4.4	+ 12.8%
\$500,000 and Above	5.5	6.1	+ 10.9%
All Price Ranges	4.4	4.7	+ 6.8%

Single Family Homes

4-2025	4-2026	Change	4-2025	4-2026	Change
4.1	3.8	- 7.3%	6.6	7.6	+ 15.2%
3.5	3.6	+ 2.9%	5.0	6.1	+ 22.0%
3.9	4.3	+ 10.3%	4.4	5.6	+ 27.3%
5.4	5.9	+ 9.3%	5.9	7.8	+ 32.2%
4.2	4.5	+ 7.1%	5.2	6.4	+ 23.1%

Townhouse/Condo

By Bedroom Count	4-2025	4-2026	Change
1 Bedroom or Fewer	7.1	9.5	+ 33.8%
2 Bedrooms	5.1	5.8	+ 13.7%
3 Bedrooms	4.0	4.3	+ 7.5%
4 Bedrooms or More	4.5	4.8	+ 6.7%
All Bedroom Counts	4.4	4.7	+ 6.8%

4-2025	4-2026	Change	4-2025	4-2026	Change
6.4	8.1	+ 26.6%	7.2	10.3	+ 43.1%
4.7	5.2	+ 10.6%	5.5	6.7	+ 21.8%
3.8	4.1	+ 7.9%	4.6	5.8	+ 26.1%
4.4	4.8	+ 9.1%	4.9	5.7	+ 16.3%
4.2	4.5	+ 7.1%	5.2	6.4	+ 23.1%