

Local Market Update – October 2024

A Research Tool Provided by Georgia Association of REALTORS



Augusta

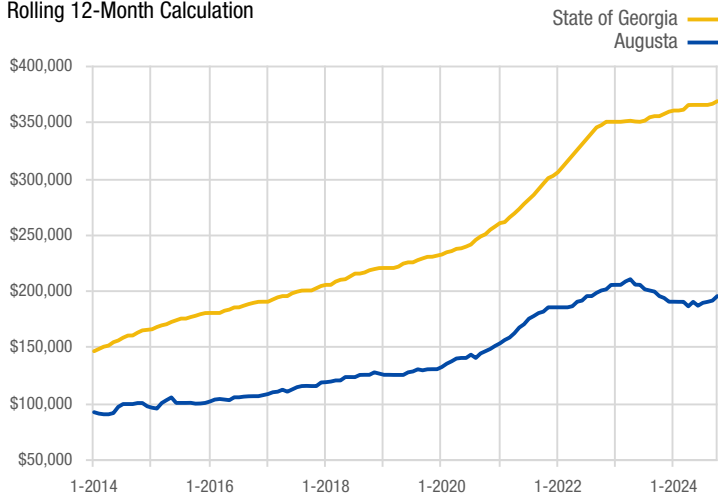
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
Key Metrics						
New Listings	175	95	- 45.7%	1,785	1,731	- 3.0%
Pending Sales	118	74	- 37.3%	1,386	1,251	- 9.7%
Closed Sales	136	98	- 27.9%	1,370	1,214	- 11.4%
Days on Market Until Sale	65	102	+ 56.9%	71	84	+ 18.3%
Median Sales Price*	\$175,000	\$211,250	+ 20.7%	\$195,000	\$200,000	+ 2.6%
Average Sales Price*	\$204,667	\$255,158	+ 24.7%	\$223,727	\$227,260	+ 1.6%
Percent of List Price Received*	98.2%	97.0%	- 1.2%	98.0%	97.5%	- 0.5%
Inventory of Homes for Sale	338	407	+ 20.4%	—	—	—
Months Supply of Inventory	2.6	3.4	+ 30.8%	—	—	—

Townhouse/Condo	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
Key Metrics						
New Listings	18	14	- 22.2%	214	233	+ 8.9%
Pending Sales	13	9	- 30.8%	168	168	0.0%
Closed Sales	12	13	+ 8.3%	163	169	+ 3.7%
Days on Market Until Sale	60	83	+ 38.3%	65	82	+ 26.2%
Median Sales Price*	\$182,400	\$165,000	- 9.5%	\$180,000	\$188,750	+ 4.9%
Average Sales Price*	\$178,804	\$169,970	- 4.9%	\$178,115	\$190,173	+ 6.8%
Percent of List Price Received*	99.3%	97.3%	- 2.0%	99.2%	97.4%	- 1.8%
Inventory of Homes for Sale	40	51	+ 27.5%	—	—	—
Months Supply of Inventory	2.4	3.2	+ 33.3%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

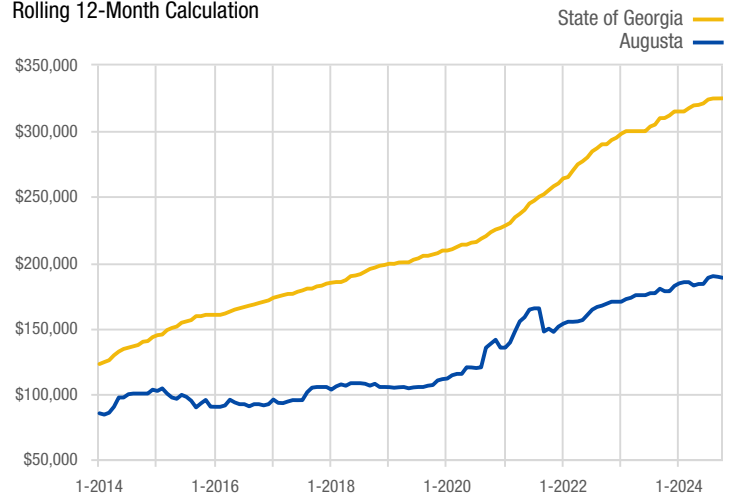
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point. Current as of November 16, 2024. All data from the multiple listing services in the state of Georgia. Report © 2024 ShowingTime Plus, LLC.