

Local Market Update – October 2024

A Research Tool Provided by Georgia Association of REALTORS



Newton County

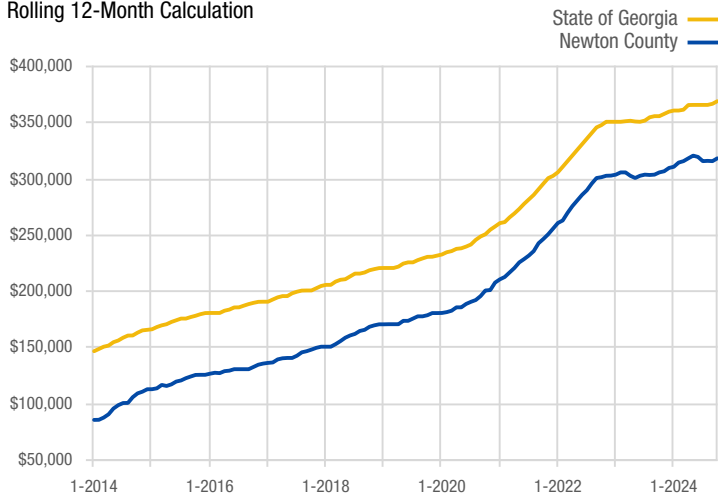
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
Key Metrics						
New Listings	173	194	+ 12.1%	1,843	1,954	+ 6.0%
Pending Sales	83	92	+ 10.8%	1,225	1,109	- 9.5%
Closed Sales	119	98	- 17.6%	1,233	1,076	- 12.7%
Days on Market Until Sale	26	53	+ 103.8%	39	46	+ 17.9%
Median Sales Price*	\$318,000	\$334,500	+ 5.2%	\$306,500	\$318,500	+ 3.9%
Average Sales Price*	\$323,211	\$351,815	+ 8.8%	\$333,794	\$339,868	+ 1.8%
Percent of List Price Received*	98.4%	97.6%	- 0.8%	98.3%	98.2%	- 0.1%
Inventory of Homes for Sale	395	480	+ 21.5%	—	—	—
Months Supply of Inventory	3.4	4.6	+ 35.3%	—	—	—

Townhouse/Condo	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
Key Metrics						
New Listings	6	5	- 16.7%	50	43	- 14.0%
Pending Sales	4	1	- 75.0%	46	11	- 76.1%
Closed Sales	3	4	+ 33.3%	34	16	- 52.9%
Days on Market Until Sale	2	32	+ 1,500.0%	112	47	- 58.0%
Median Sales Price*	\$275,000	\$214,500	- 22.0%	\$279,187	\$261,000	- 6.5%
Average Sales Price*	\$262,583	\$222,225	- 15.4%	\$270,074	\$253,677	- 6.1%
Percent of List Price Received*	99.7%	99.0%	- 0.7%	99.1%	97.1%	- 2.0%
Inventory of Homes for Sale	10	13	+ 30.0%	—	—	—
Months Supply of Inventory	2.1	5.3	+ 152.4%	—	—	—

* 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.

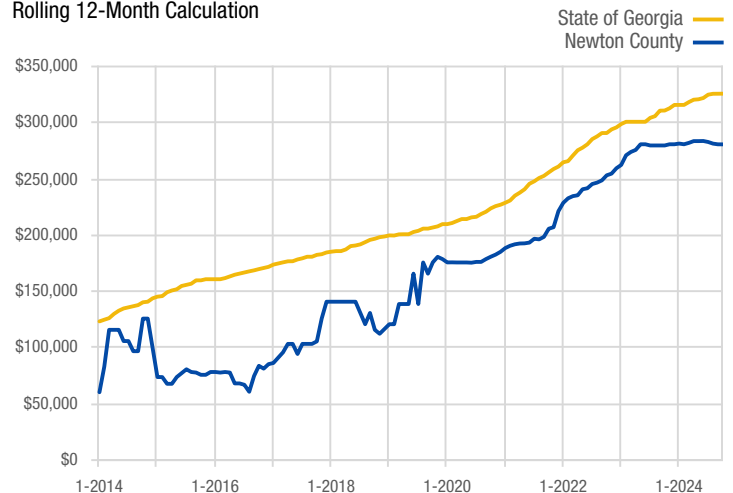
Median Sales Price - Single Family

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.