Local Market Update – October 2025

A Research Tool Provided by Georgia Association of REALTORS

Columbus

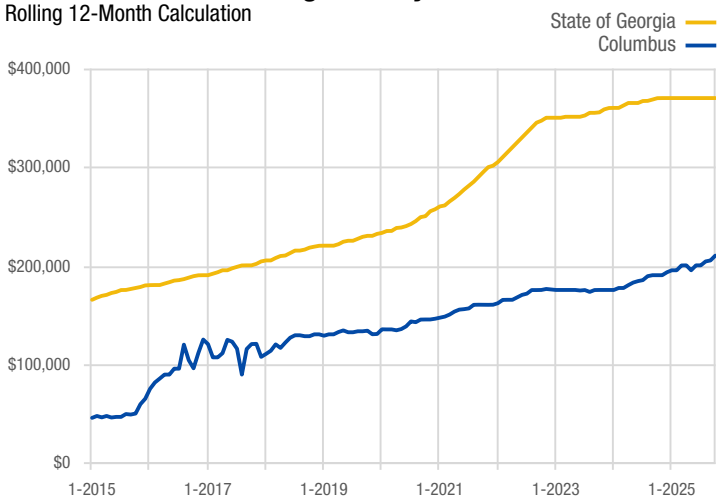
Single Family	October			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 10-2024**	**Thru 10-2025**	**% Change**
New Listings	253	**277**	+ 9.5%	2,415	**2,562**	+ 6.1%
Pending Sales	153	**177**	+ 15.7%	1,808	**1,736**	- 4.0%
Closed Sales	194	**170**	- 12.4%	1,773	**1,693**	- 4.5%
Days on Market Until Sale	36	**51**	+ 41.7%	36	**41**	+ 13.9%
Median Sales Price*	$185,700	**$208,950**	+ 12.5%	$193,000	**$210,000**	+ 8.8%
Average Sales Price*	$208,363	**$234,387**	+ 12.5%	$217,154	**$238,066**	+ 9.6%
Percent of List Price Received*	96.7%	**96.5%**	- 0.2%	97.4%	**97.5%**	+ 0.1%
Inventory of Homes for Sale	485	**541**	+ 11.5%	—	**—**	—
Months Supply of Inventory	2.8	**3.2**	+ 14.3%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 10-2024**	**Thru 10-2025**	**% Change**
New Listings	2	**3**	+ 50.0%	42	**58**	+ 38.1%
Pending Sales	2	**4**	+ 100.0%	33	**38**	+ 15.2%
Closed Sales	2	**2**	0.0%	36	**38**	+ 5.6%
Days on Market Until Sale	13	**41**	+ 215.4%	24	**43**	+ 79.2%
Median Sales Price*	$221,667	**$274,000**	+ 23.6%	$200,000	**$170,011**	- 15.0%
Average Sales Price*	$221,667	**$274,000**	+ 23.6%	$235,523	**$159,506**	- 32.3%
Percent of List Price Received*	98.6%	**98.3%**	- 0.3%	99.2%	**90.9%**	- 8.4%
Inventory of Homes for Sale	5	**13**	+ 160.0%	—	**—**	—
Months Supply of Inventory	1.5	**3.6**	+ 140.0%	—	**—**	—

* 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.

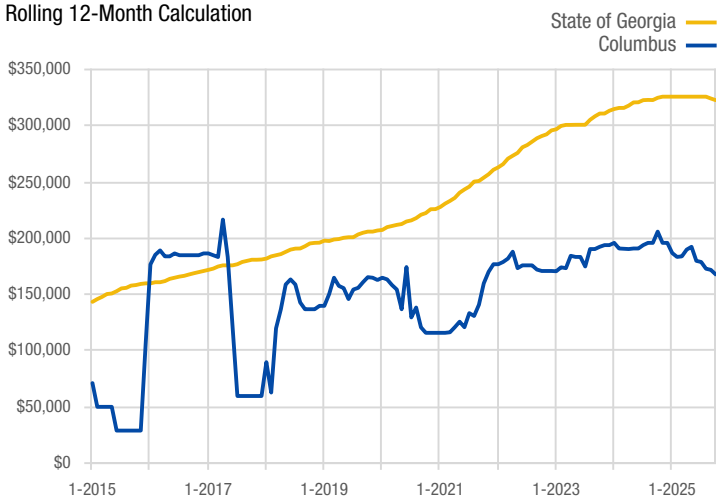
Median Sales Price - Single Family

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, 2025. All data from the multiple listing services in the state of Georgia. Report © 2025 ShowingTime Plus, LLC.