Local Market Update – October 2025

A Research Tool Provided by Georgia Association of REALTORS

Fannin County

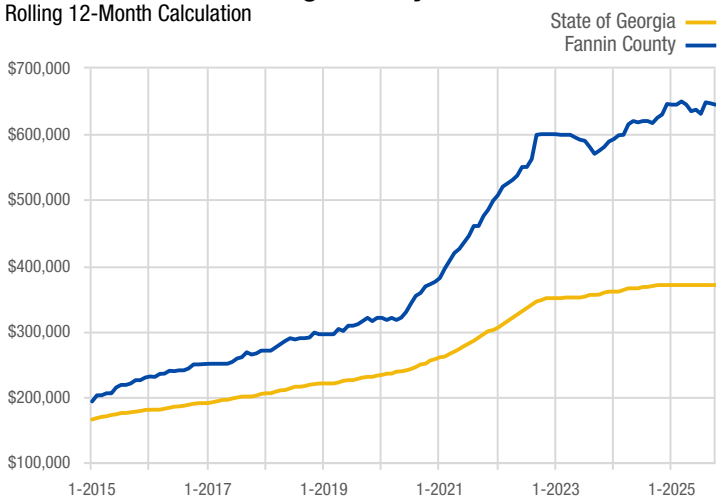
Single Family	October			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 10-2024**	**Thru 10-2025**	**% Change**
New Listings	241	**267**	+ 10.8%	2,420	**2,604**	+ 7.6%
Pending Sales	111	**117**	+ 5.4%	941	**988**	+ 5.0%
Closed Sales	103	**122**	+ 18.4%	900	**956**	+ 6.2%
Days on Market Until Sale	80	**78**	- 2.5%	77	**89**	+ 15.6%
Median Sales Price*	$659,000	**$672,500**	+ 2.0%	$640,000	**$635,000**	- 0.8%
Average Sales Price*	$734,210	**$821,263**	+ 11.9%	$735,442	**$745,739**	+ 1.4%
Percent of List Price Received*	95.6%	**96.0%**	+ 0.4%	95.4%	**95.4%**	0.0%
Inventory of Homes for Sale	1,025	**1,144**	+ 11.6%	—	**—**	—
Months Supply of Inventory	11.2	**11.6**	+ 3.6%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 10-2024**	**Thru 10-2025**	**% Change**
New Listings	24	**4**	- 83.3%	40	**37**	- 7.5%
Pending Sales	3	**3**	0.0%	9	**16**	+ 77.8%
Closed Sales	0	**0**	0.0%	8	**18**	+ 125.0%
Days on Market Until Sale	—	**—**	—	119	**61**	- 48.7%
Median Sales Price*	—	**—**	—	$180,000	**$285,448**	+ 58.6%
Average Sales Price*	—	**—**	—	$384,975	**$308,958**	- 19.7%
Percent of List Price Received*	—	**—**	—	96.2%	**100.4%**	+ 4.4%
Inventory of Homes for Sale	32	**19**	- 40.6%	—	**—**	—
Months Supply of Inventory	21.3	**6.1**	- 71.4%	—	**—**	—

* 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.

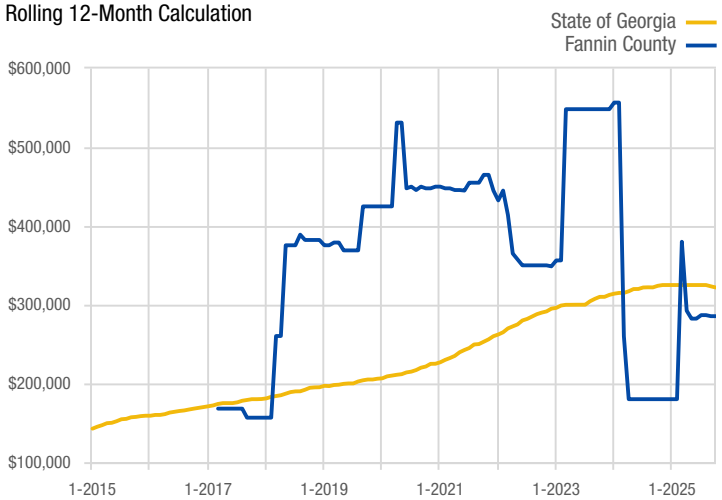
Median Sales Price - Single Family

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