

Local Market Update – December 2025

A Research Tool Provided by Georgia Association of REALTORS



Columbus

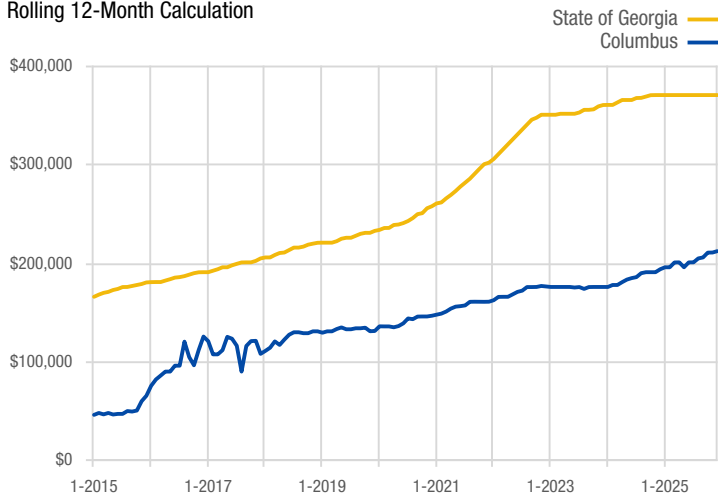
Single Family	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	174	158	- 9.2%	2,690	2,927	+ 8.8%
Pending Sales	134	120	- 10.4%	2,102	1,989	- 5.4%
Closed Sales	175	136	- 22.3%	2,073	1,984	- 4.3%
Days on Market Until Sale	47	47	0.0%	37	42	+ 13.5%
Median Sales Price*	\$181,000	\$211,250	+ 16.7%	\$193,000	\$211,400	+ 9.5%
Average Sales Price*	\$197,061	\$234,713	+ 19.1%	\$216,416	\$239,346	+ 10.6%
Percent of List Price Received*	96.3%	96.5%	+ 0.2%	97.2%	97.3%	+ 0.1%
Inventory of Homes for Sale	423	499	+ 18.0%	—	—	—
Months Supply of Inventory	2.4	3.0	+ 25.0%	—	—	—

Townhouse/Condo	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	7	2	- 71.4%	51	62	+ 21.6%
Pending Sales	4	2	- 50.0%	38	42	+ 10.5%
Closed Sales	1	3	+ 200.0%	39	44	+ 12.8%
Days on Market Until Sale	72	55	- 23.6%	25	48	+ 92.0%
Median Sales Price*	\$182,000	\$211,000	+ 15.9%	\$195,000	\$172,000	- 11.8%
Average Sales Price*	\$182,000	\$181,667	- 0.2%	\$228,739	\$161,433	- 29.4%
Percent of List Price Received*	96.0%	99.4%	+ 3.5%	98.9%	91.2%	- 7.8%
Inventory of Homes for Sale	10	13	+ 30.0%	—	—	—
Months Supply of Inventory	3.2	3.7	+ 15.6%	—	—	—

* 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.

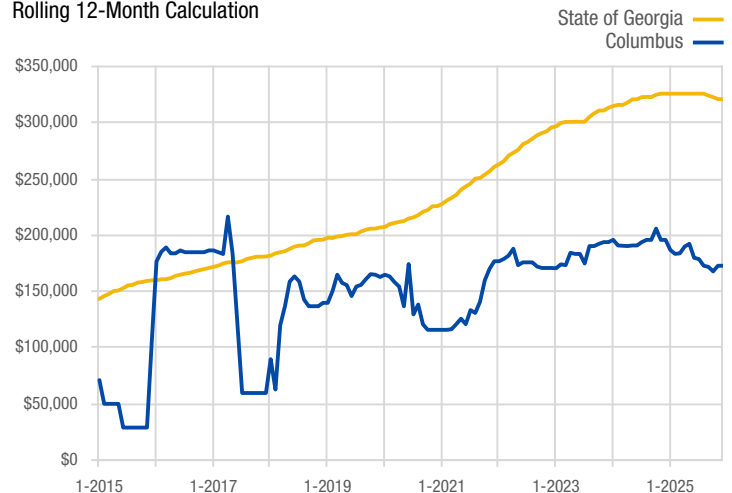
Median Sales Price - Single Family

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 January 16, 2026. All data from the multiple listing services in the state of Georgia. Report © 2026 ShowingTime Plus, LLC.