Local Market Update – December 2025

A Research Tool Provided by Georgia Association of REALTORS

Newton County

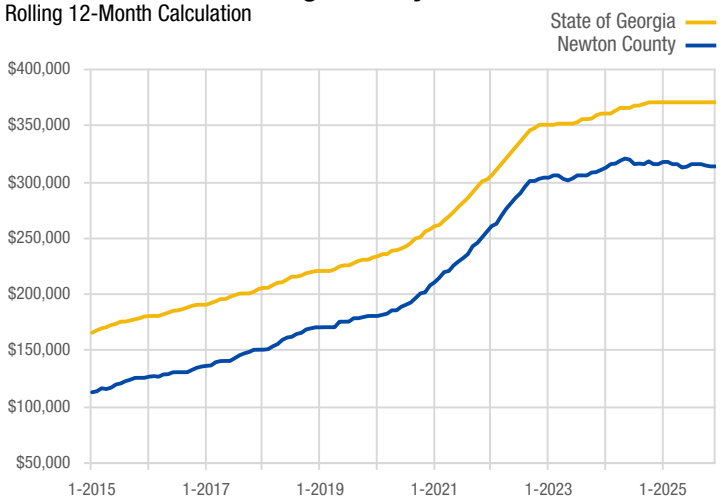
Single Family	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	149	**150**	+ 0.7%	2,304	**2,745**	+ 19.1%
Pending Sales	79	**85**	+ 7.6%	1,283	**1,384**	+ 7.9%
Closed Sales	94	**127**	+ 35.1%	1,274	**1,367**	+ 7.3%
Days on Market Until Sale	57	**64**	+ 12.3%	48	**57**	+ 18.8%
Median Sales Price*	$310,000	**$310,000**	0.0%	$315,000	**$313,000**	- 0.6%
Average Sales Price*	$326,536	**$339,377**	+ 3.9%	$339,460	**$337,345**	- 0.6%
Percent of List Price Received*	98.3%	**98.0%**	- 0.3%	98.1%	**97.6%**	- 0.5%
Inventory of Homes for Sale	447	**464**	+ 3.8%	—	**—**	—
Months Supply of Inventory	4.2	**4.0**	- 4.8%	—	**—**	—

Townhouse/Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	6	**3**	- 50.0%	51	**49**	- 3.9%
Pending Sales	1	**1**	0.0%	13	**23**	+ 76.9%
Closed Sales	1	**1**	0.0%	17	**23**	+ 35.3%
Days on Market Until Sale	81	**61**	- 24.7%	49	**62**	+ 26.5%
Median Sales Price*	$216,000	**$138,500**	- 35.9%	$260,000	**$242,000**	- 6.9%
Average Sales Price*	$216,000	**$138,500**	- 35.9%	$251,461	**$246,017**	- 2.2%
Percent of List Price Received*	100.5%	**58.9%**	- 41.4%	97.3%	**96.9%**	- 0.4%
Inventory of Homes for Sale	14	**11**	- 21.4%	—	**—**	—
Months Supply of Inventory	9.7	**5.3**	- 45.4%	—	**—**	—

* 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.

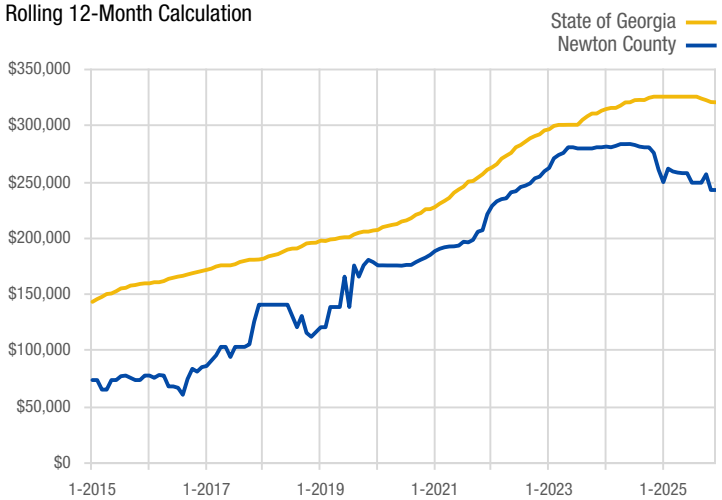
Median Sales Price - Single Family

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