# Local Market Update – January 2026

A Research Tool Provided by Georgia Association of REALTORS

# Union County

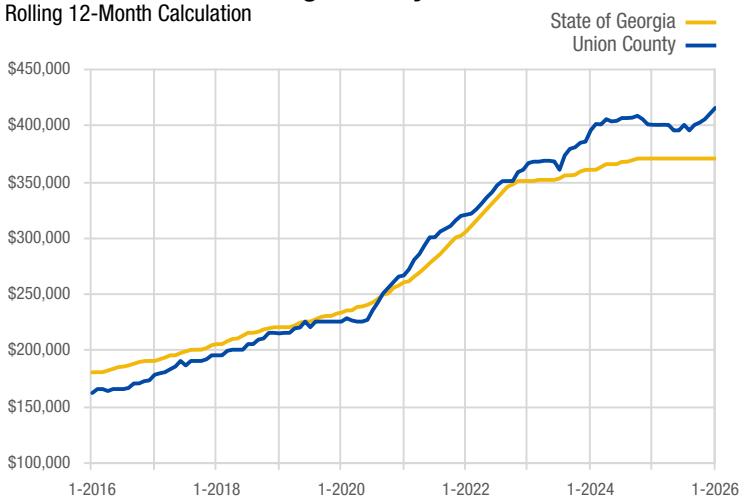
| Single Family | January | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 1-2025** | **Thru 1-2026** | **% Change** |
| New Listings | 63 | **99** | + 57.1% | 63 | **99** | + 57.1% |
| Pending Sales | 49 | **40** | - 18.4% | 49 | **40** | - 18.4% |
| Closed Sales | 44 | **39** | - 11.4% | 44 | **39** | - 11.4% |
| Days on Market Until Sale | 83 | **100** | + 20.5% | 83 | **100** | + 20.5% |
| Median Sales Price* | $375,000 | **$419,000** | + 11.7% | $375,000 | **$419,000** | + 11.7% |
| Average Sales Price* | $373,280 | **$466,013** | + 24.8% | $373,280 | **$466,013** | + 24.8% |
| Percent of List Price Received* | 94.9% | **93.9%** | - 1.1% | 94.9% | **93.9%** | - 1.1% |
| Inventory of Homes for Sale | 329 | **386** | + 17.3% | — | — | — |
| Months Supply of Inventory | 5.1 | **6.6** | + 29.4% | — | — | — |

| Townhouse/Condo | January | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 1-2025** | **Thru 1-2026** | **% Change** |
| New Listings | 1 | **0** | - 100.0% | 1 | **0** | - 100.0% |
| Pending Sales | 0 | **0** | 0.0% | 0 | **0** | 0.0% |
| Closed Sales | 0 | **0** | 0.0% | 0 | **0** | 0.0% |
| Days on Market Until Sale | — | — | — | — | — | — |
| Median Sales Price* | — | — | — | — | — | — |
| Average Sales Price* | — | — | — | — | — | — |
| Percent of List Price Received* | — | — | — | — | — | — |
| Inventory of Homes for Sale | 4 | **0** | - 100.0% | — | — | — |
| Months Supply of Inventory | 2.7 | — | — | — | — | — |

* 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.

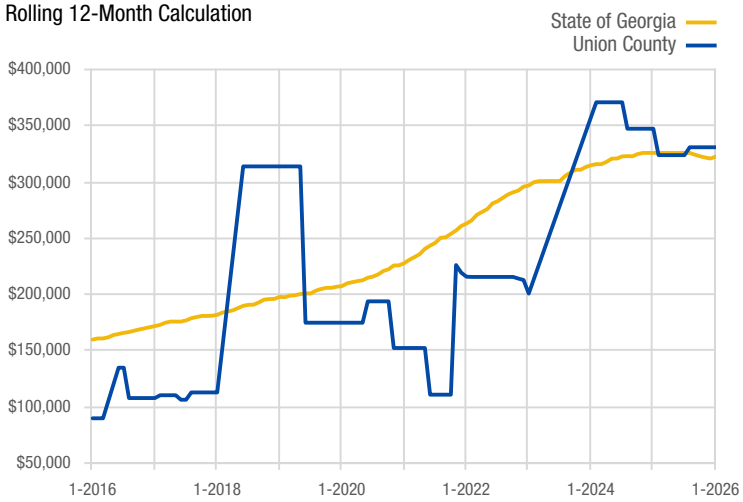
## Median Sales Price - Single Family

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