

Local Market Update – August 2026

A Research Tool Provided by Georgia Association of REALTORS



Fannin County

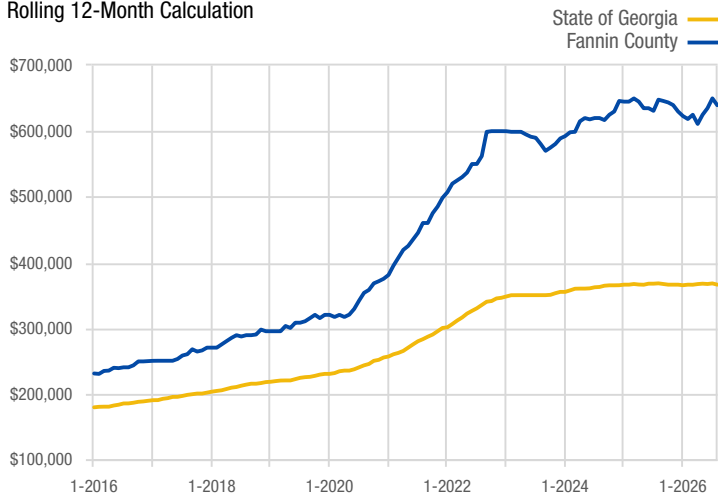
Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	273	295	+ 8.1%	2,086	2,208	+ 5.8%
Pending Sales	110	111	+ 0.9%	743	857	+ 15.3%
Closed Sales	120	116	- 3.3%	740	814	+ 10.0%
Days on Market Until Sale	96	92	- 4.2%	91	86	- 5.5%
Median Sales Price*	\$731,250	\$632,500	- 13.5%	\$629,500	\$644,500	+ 2.4%
Average Sales Price*	\$939,841	\$753,303	- 19.8%	\$737,474	\$752,245	+ 2.0%
Percent of List Price Received*	94.4%	95.7%	+ 1.4%	95.3%	95.3%	0.0%
Inventory of Homes for Sale	1,169	1,229	+ 5.1%	—	—	—
Months Supply of Inventory	12.1	11.2	- 7.4%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	0	0	0.0%	31	9	- 71.0%
Pending Sales	0	0	0.0%	10	5	- 50.0%
Closed Sales	2	0	- 100.0%	17	7	- 58.8%
Days on Market Until Sale	4	—	—	64	170	+ 165.6%
Median Sales Price*	\$297,165	—	—	\$286,774	\$376,351	+ 31.2%
Average Sales Price*	\$297,165	—	—	\$310,419	\$456,293	+ 47.0%
Percent of List Price Received*	100.0%	—	—	100.4%	100.0%	- 0.4%
Inventory of Homes for Sale	20	23	+ 15.0%	—	—	—
Months Supply of Inventory	7.0	15.3	+ 118.6%	—	—	—

* 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.

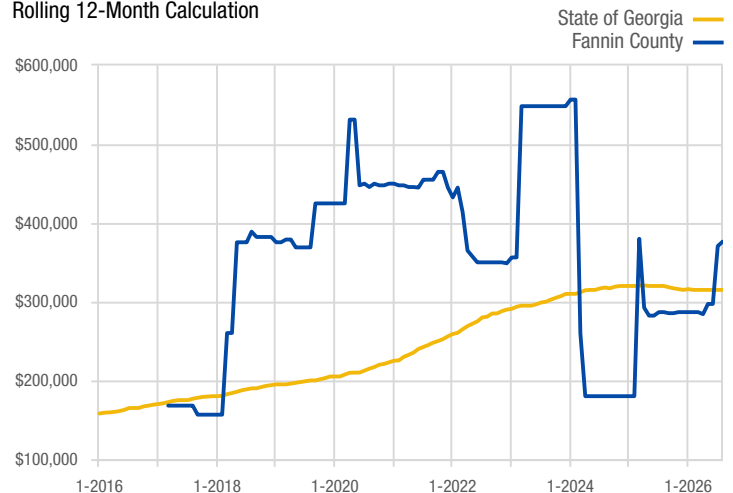
Median Sales Price - Single Family

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