Local Market Update – September 2026

A Research Tool Provided by Georgia Association of REALTORS

Carroll County

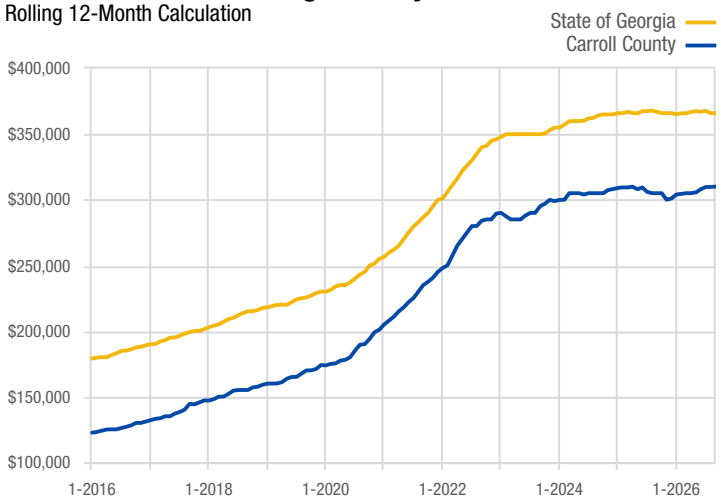
Single Family	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
New Listings	184	**191**	+ 3.8%	1,889	**1,891**	+ 0.1%
Pending Sales	113	**79**	- 30.1%	1,049	**1,045**	- 0.4%
Closed Sales	112	**95**	- 15.2%	997	**1,024**	+ 2.7%
Days on Market Until Sale	50	**50**	0.0%	55	**50**	- 9.1%
Median Sales Price*	$291,618	**$318,900**	+ 9.4%	$304,000	**$314,999**	+ 3.6%
Average Sales Price*	$342,991	**$335,974**	- 2.0%	$341,782	**$351,841**	+ 2.9%
Percent of List Price Received*	97.8%	**98.1%**	+ 0.3%	98.2%	**98.2%**	0.0%
Inventory of Homes for Sale	480	**543**	+ 13.1%	—	**—**	—
Months Supply of Inventory	4.3	**4.9**	+ 14.0%	—	**—**	—

Townhouse/Condo	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
New Listings	28	**8**	- 71.4%	178	**140**	- 21.3%
Pending Sales	19	**8**	- 57.9%	98	**103**	+ 5.1%
Closed Sales	13	**8**	- 38.5%	85	**101**	+ 18.8%
Days on Market Until Sale	39	**74**	+ 89.7%	41	**59**	+ 43.9%
Median Sales Price*	$246,000	**$228,220**	- 7.2%	$254,990	**$250,000**	- 2.0%
Average Sales Price*	$255,837	**$232,078**	- 9.3%	$254,999	**$249,748**	- 2.1%
Percent of List Price Received*	100.1%	**97.9%**	- 2.2%	99.6%	**99.2%**	- 0.4%
Inventory of Homes for Sale	37	**29**	- 21.6%	—	**—**	—
Months Supply of Inventory	3.9	**2.7**	- 30.8%	—	**—**	—

* 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.

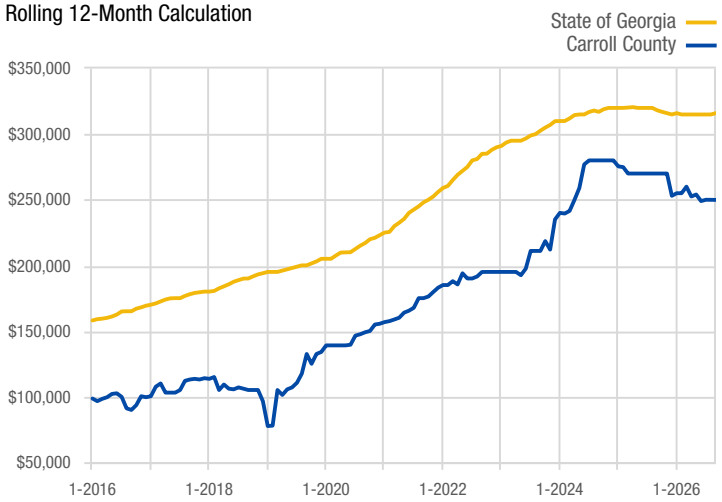
Median Sales Price - Single Family

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