

Local Market Update – August 2026

A Research Tool Provided by Georgia Association of REALTORS



Carroll County

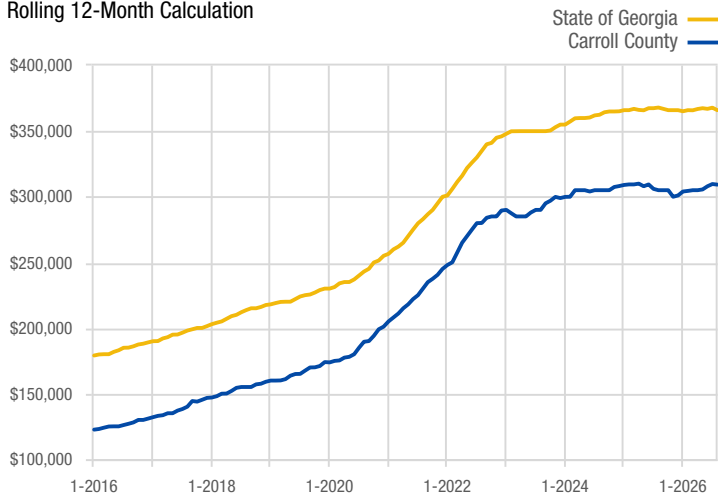
Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	207	190	- 8.2%	1,705	1,700	- 0.3%
Pending Sales	123	111	- 9.8%	936	966	+ 3.2%
Closed Sales	106	128	+ 20.8%	885	927	+ 4.7%
Days on Market Until Sale	57	46	- 19.3%	55	50	- 9.1%
Median Sales Price*	\$295,000	\$297,600	+ 0.9%	\$305,000	\$313,000	+ 2.6%
Average Sales Price*	\$336,873	\$340,463	+ 1.1%	\$341,630	\$353,498	+ 3.5%
Percent of List Price Received*	98.0%	98.5%	+ 0.5%	98.3%	98.2%	- 0.1%
Inventory of Homes for Sale	500	499	- 0.2%	—	—	—
Months Supply of Inventory	4.5	4.4	- 2.2%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	19	18	- 5.3%	150	132	- 12.0%
Pending Sales	10	19	+ 90.0%	79	97	+ 22.8%
Closed Sales	9	14	+ 55.6%	72	92	+ 27.8%
Days on Market Until Sale	29	74	+ 155.2%	41	58	+ 41.5%
Median Sales Price*	\$270,920	\$259,990	- 4.0%	\$262,490	\$250,000	- 4.8%
Average Sales Price*	\$272,566	\$245,009	- 10.1%	\$254,848	\$251,390	- 1.4%
Percent of List Price Received*	99.9%	98.9%	- 1.0%	99.5%	99.4%	- 0.1%
Inventory of Homes for Sale	46	29	- 37.0%	—	—	—
Months Supply of Inventory	5.8	2.5	- 56.9%	—	—	—

* 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.

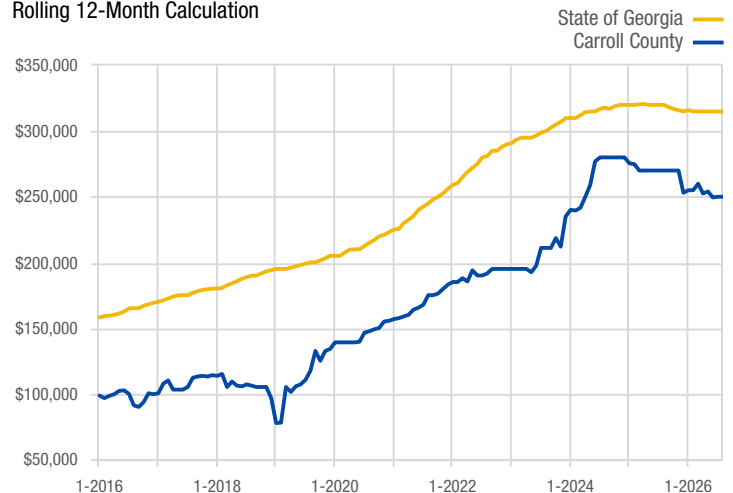
Median Sales Price - Single Family

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.