Local Market Update – August 2026

A Research Tool Provided by Georgia Association of REALTORS

Jackson County

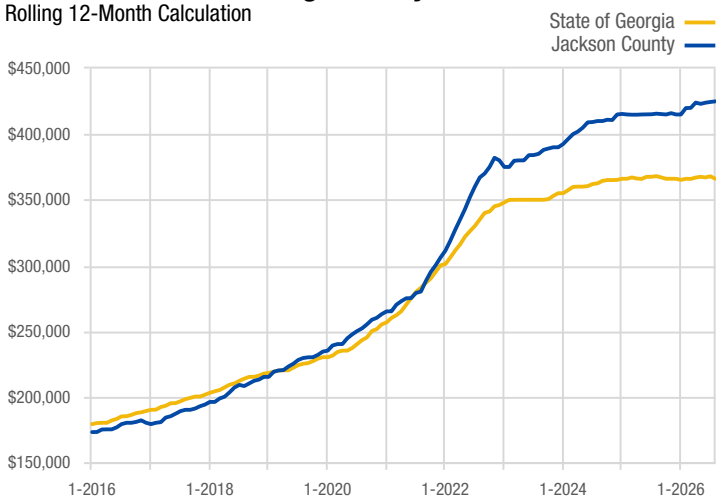
Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	245	**244**	- 0.4%	2,087	**2,342**	+ 12.2%
Pending Sales	120	**127**	+ 5.8%	1,249	**1,211**	- 3.0%
Closed Sales	145	**132**	- 9.0%	1,275	**1,171**	- 8.2%
Days on Market Until Sale	66	**57**	- 13.6%	61	**60**	- 1.6%
Median Sales Price*	$415,000	**$430,000**	+ 3.6%	$415,000	**$429,389**	+ 3.5%
Average Sales Price*	$473,873	**$461,704**	- 2.6%	$458,206	**$463,931**	+ 1.2%
Percent of List Price Received*	98.2%	**99.1%**	+ 0.9%	98.7%	**98.4%**	- 0.3%
Inventory of Homes for Sale	683	**849**	+ 24.3%	—	**—**	—
Months Supply of Inventory	4.5	**6.0**	+ 33.3%	—	**—**	—

Townhouse/Condo	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	7	**6**	- 14.3%	52	**87**	+ 67.3%
Pending Sales	4	**2**	- 50.0%	26	**19**	- 26.9%
Closed Sales	5	**5**	0.0%	24	**19**	- 20.8%
Days on Market Until Sale	86	**62**	- 27.9%	88	**113**	+ 28.4%
Median Sales Price*	$344,990	**$325,000**	- 5.8%	$319,990	**$339,990**	+ 6.3%
Average Sales Price*	$347,960	**$321,940**	- 7.5%	$326,736	**$342,587**	+ 4.9%
Percent of List Price Received*	99.7%	**99.9%**	+ 0.2%	99.3%	**98.3%**	- 1.0%
Inventory of Homes for Sale	27	**31**	+ 14.8%	—	**—**	—
Months Supply of Inventory	7.9	**12.4**	+ 57.0%	—	**—**	—

* 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.

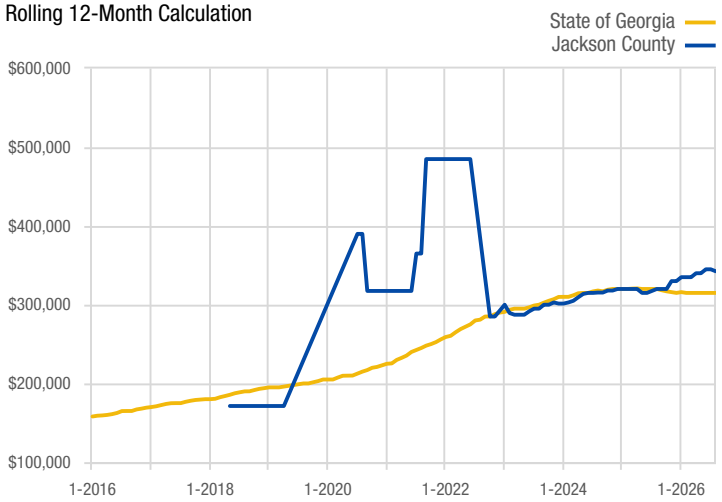
Median Sales Price - Single Family

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.