Local Market Update – September 2026

A Research Tool Provided by Georgia Association of REALTORS

Columbia County

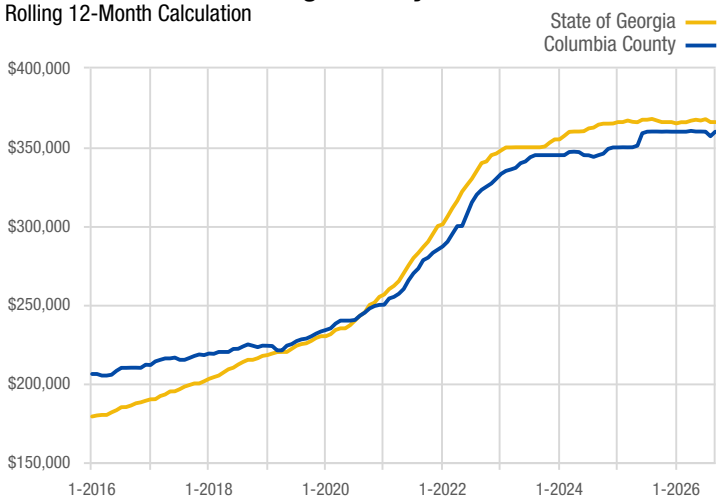
Single Family	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
New Listings	266	**201**	- 24.4%	2,660	**2,569**	- 3.4%
Pending Sales	203	**184**	- 9.4%	2,027	**1,960**	- 3.3%
Closed Sales	215	**182**	- 15.3%	1,988	**1,886**	- 5.1%
Days on Market Until Sale	63	**61**	- 3.2%	57	**69**	+ 21.1%
Median Sales Price*	$349,400	**$359,900**	+ 3.0%	$365,000	**$364,870**	- 0.0%
Average Sales Price*	$390,796	**$413,316**	+ 5.8%	$406,555	**$419,562**	+ 3.2%
Percent of List Price Received*	98.7%	**97.9%**	- 0.8%	99.1%	**98.8%**	- 0.3%
Inventory of Homes for Sale	1,186	**783**	- 34.0%	—	**—**	—
Months Supply of Inventory	5.6	**3.8**	- 32.1%	—	**—**	—

Townhouse/Condo	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
New Listings	23	**18**	- 21.7%	208	**207**	- 0.5%
Pending Sales	26	**20**	- 23.1%	162	**165**	+ 1.9%
Closed Sales	13	**13**	0.0%	150	**154**	+ 2.7%
Days on Market Until Sale	33	**63**	+ 90.9%	49	**60**	+ 22.4%
Median Sales Price*	$220,000	**$245,000**	+ 11.4%	$238,900	**$241,500**	+ 1.1%
Average Sales Price*	$213,313	**$252,220**	+ 18.2%	$241,417	**$247,289**	+ 2.4%
Percent of List Price Received*	97.2%	**98.1%**	+ 0.9%	99.3%	**98.9%**	- 0.4%
Inventory of Homes for Sale	61	**69**	+ 13.1%	—	**—**	—
Months Supply of Inventory	3.5	**4.1**	+ 17.1%	—	**—**	—

* 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.

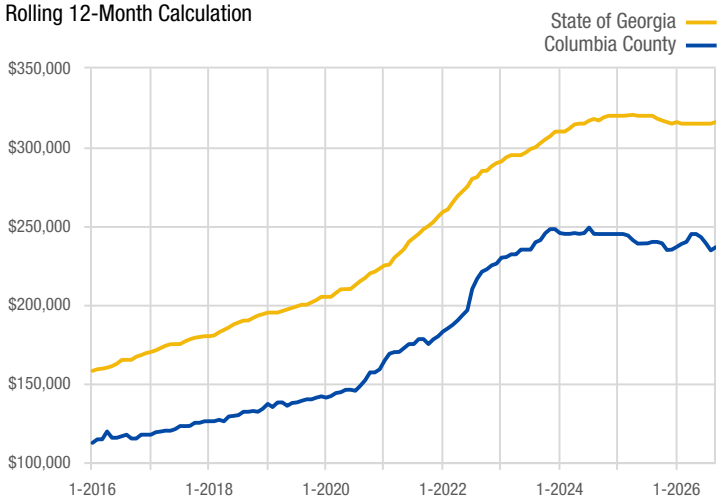
Median Sales Price - Single Family

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.