# Local Market Update – September 2026

A Research Tool Provided by Georgia Association of REALTORS

# Muscogee County

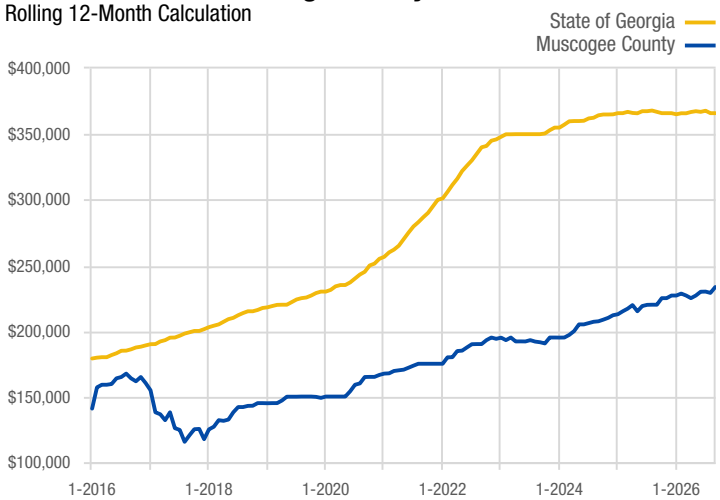
| Single Family | September | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 9-2025** | **Thru 9-2026** | **% Change** |
| New Listings | 244 | **268** | + 9.8% | 2,494 | **2,759** | + 10.6% |
| Pending Sales | 189 | **185** | - 2.1% | 1,746 | **1,840** | + 5.4% |
| Closed Sales | 192 | **179** | - 6.8% | 1,710 | **1,767** | + 3.3% |
| Days on Market Until Sale | 48 | **43** | - 10.4% | 41 | **42** | + 2.4% |
| Median Sales Price* | $214,900 | **$230,000** | + 7.0% | $225,000 | **$230,000** | + 2.2% |
| Average Sales Price* | $232,267 | **$255,289** | + 9.9% | $255,465 | **$264,816** | + 3.7% |
| Percent of List Price Received* | 97.4% | **97.4%** | 0.0% | 97.7% | **97.4%** | - 0.3% |
| Inventory of Homes for Sale | 565 | **578** | + 2.3% | — | **—** | — |
| Months Supply of Inventory | 3.0 | **3.0** | 0.0% | — | **—** | — |

| Townhouse/Condo | September | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 9-2025** | **Thru 9-2026** | **% Change** |
| New Listings | 4 | **11** | + 175.0% | 54 | **66** | + 22.2% |
| Pending Sales | 3 | **5** | + 66.7% | 35 | **40** | + 14.3% |
| Closed Sales | 3 | **2** | - 33.3% | 36 | **37** | + 2.8% |
| Days on Market Until Sale | 55 | **42** | - 23.6% | 43 | **64** | + 48.8% |
| Median Sales Price* | $250,000 | **$197,700** | - 20.9% | $170,011 | **$223,200** | + 31.3% |
| Average Sales Price* | $223,300 | **$197,700** | - 11.5% | $152,963 | **$270,081** | + 76.6% |
| Percent of List Price Received* | 96.8% | **97.9%** | + 1.1% | 90.5% | **95.0%** | + 5.0% |
| Inventory of Homes for Sale | 12 | **29** | + 141.7% | — | **—** | — |
| Months Supply of Inventory | 3.4 | **7.3** | + 114.7% | — | **—** | — |

* 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.

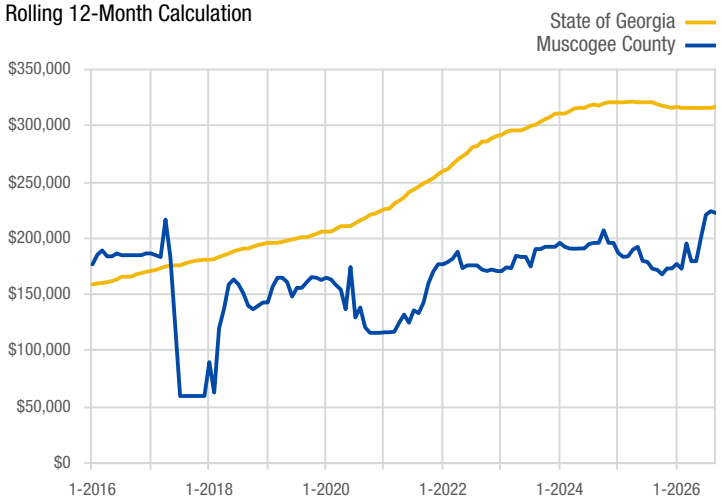
## Median Sales Price - Single Family

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.