

Local Market Update – January 2025

A Research Tool Provided by Georgia Association of REALTORS



Athens

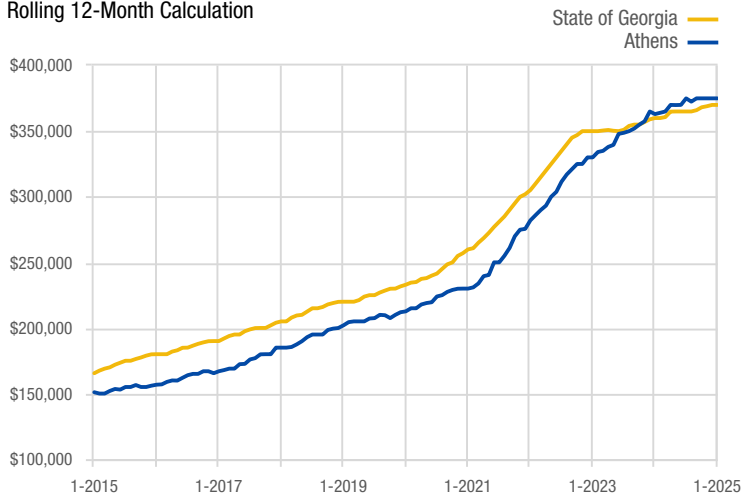
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	193	181	- 6.2%	193	181	- 6.2%
Pending Sales	110	107	- 2.7%	110	107	- 2.7%
Closed Sales	92	91	- 1.1%	92	91	- 1.1%
Days on Market Until Sale	43	67	+ 55.8%	43	67	+ 55.8%
Median Sales Price*	\$340,000	\$365,000	+ 7.4%	\$340,000	\$365,000	+ 7.4%
Average Sales Price*	\$356,245	\$447,426	+ 25.6%	\$356,245	\$447,426	+ 25.6%
Percent of List Price Received*	98.0%	96.2%	- 1.8%	98.0%	96.2%	- 1.8%
Inventory of Homes for Sale	319	350	+ 9.7%	—	—	—
Months Supply of Inventory	2.8	2.7	- 3.6%	—	—	—

Townhouse/Condo	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	52	62	+ 19.2%	52	62	+ 19.2%
Pending Sales	39	33	- 15.4%	39	33	- 15.4%
Closed Sales	23	33	+ 43.5%	23	33	+ 43.5%
Days on Market Until Sale	20	54	+ 170.0%	20	54	+ 170.0%
Median Sales Price*	\$263,000	\$247,500	- 5.9%	\$263,000	\$247,500	- 5.9%
Average Sales Price*	\$258,646	\$247,223	- 4.4%	\$258,646	\$247,223	- 4.4%
Percent of List Price Received*	98.9%	96.9%	- 2.0%	98.9%	96.9%	- 2.0%
Inventory of Homes for Sale	62	91	+ 46.8%	—	—	—
Months Supply of Inventory	1.4	2.5	+ 78.6%	—	—	—

* 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.

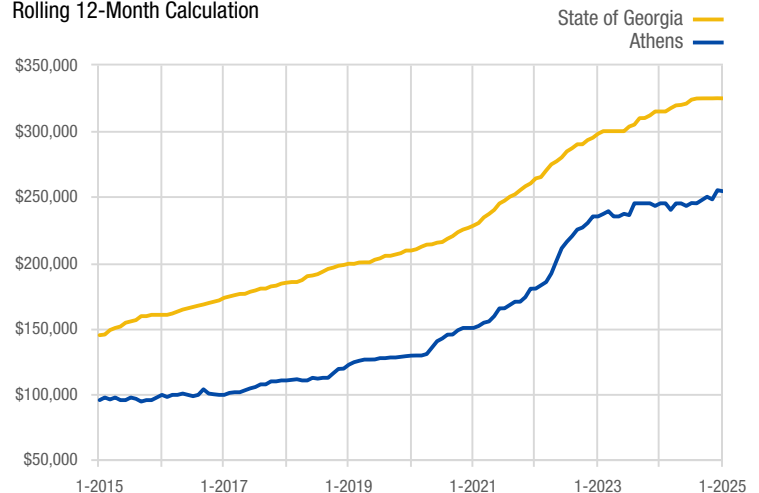
Median Sales Price - Single Family

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 February 16, 2025. All data from the multiple listing services in the state of Georgia. Report © 2025 ShowingTime Plus, LLC.