Local Market Update – September 2026

A Research Tool Provided by Georgia Association of REALTORS

Athens

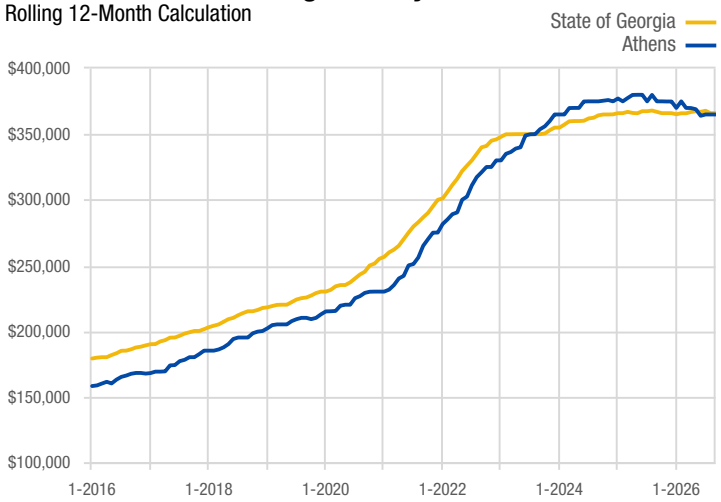
Single Family	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
New Listings	148	**180**	+ 21.6%	2,020	**1,895**	- 6.2%
Pending Sales	103	**112**	+ 8.7%	1,512	**1,250**	- 17.3%
Closed Sales	104	**115**	+ 10.6%	1,532	**1,206**	- 21.3%
Days on Market Until Sale	52	**42**	- 19.2%	47	**51**	+ 8.5%
Median Sales Price*	$362,500	**$375,000**	+ 3.4%	$378,000	**$368,000**	- 2.6%
Average Sales Price*	$507,724	**$464,078**	- 8.6%	$466,784	**$452,785**	- 3.0%
Percent of List Price Received*	97.2%	**97.1%**	- 0.1%	97.8%	**97.7%**	- 0.1%
Inventory of Homes for Sale	438	**560**	+ 27.9%	—	**—**	—
Months Supply of Inventory	2.7	**4.3**	+ 59.3%	—	**—**	—

Townhouse/Condo	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
New Listings	44	**82**	+ 86.4%	607	**705**	+ 16.1%
Pending Sales	26	**37**	+ 42.3%	474	**419**	- 11.6%
Closed Sales	33	**38**	+ 15.2%	490	**397**	- 19.0%
Days on Market Until Sale	50	**65**	+ 30.0%	45	**49**	+ 8.9%
Median Sales Price*	$234,000	**$465,500**	+ 98.9%	$257,000	**$300,000**	+ 16.7%
Average Sales Price*	$237,039	**$488,085**	+ 105.9%	$272,008	**$400,925**	+ 47.4%
Percent of List Price Received*	98.3%	**97.3%**	- 1.0%	97.2%	**97.6%**	+ 0.4%
Inventory of Homes for Sale	115	**220**	+ 91.3%	—	**—**	—
Months Supply of Inventory	2.3	**5.2**	+ 126.1%	—	**—**	—

* 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.

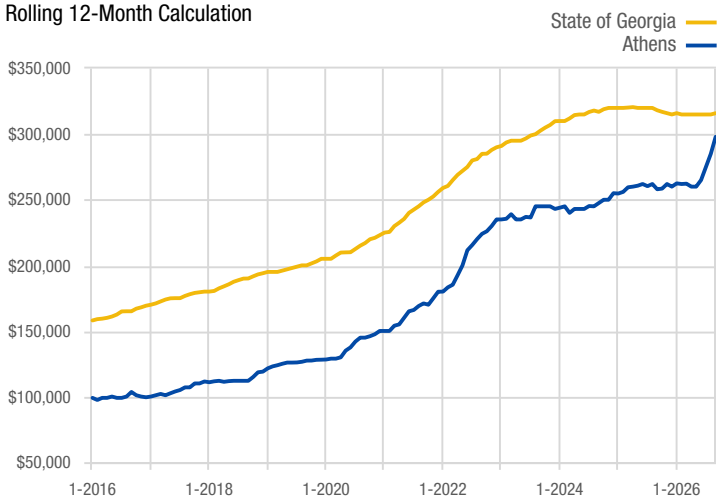
Median Sales Price - Single Family

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.