

Local Market Update – February 2026

A Research Tool Provided by Georgia Association of REALTORS



Athens

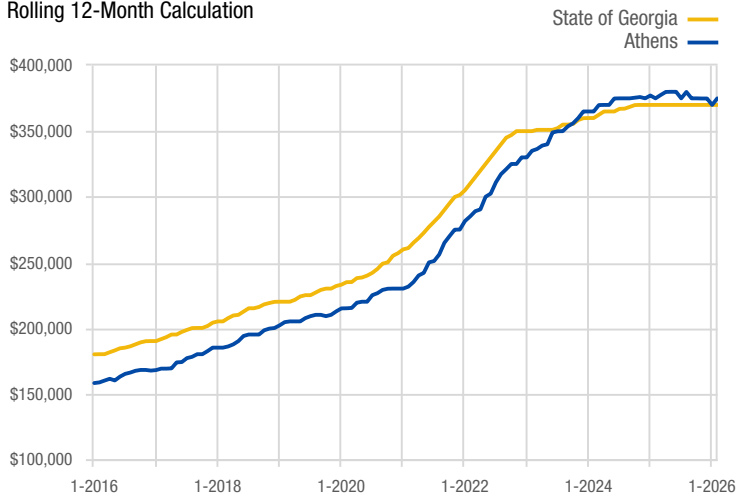
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	217	183	- 15.7%	476	351	- 26.3%
Pending Sales	155	121	- 21.9%	319	210	- 34.2%
Closed Sales	131	81	- 38.2%	271	155	- 42.8%
Days on Market Until Sale	44	52	+ 18.2%	56	53	- 5.4%
Median Sales Price*	\$362,000	\$407,000	+ 12.4%	\$365,000	\$365,000	0.0%
Average Sales Price*	\$435,113	\$552,192	+ 26.9%	\$443,294	\$479,405	+ 8.1%
Percent of List Price Received*	98.1%	97.6%	- 0.5%	97.3%	97.4%	+ 0.1%
Inventory of Homes for Sale	492	439	- 10.8%	—	—	—
Months Supply of Inventory	2.6	3.1	+ 19.2%	—	—	—

Townhouse/Condo	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	68	85	+ 25.0%	156	168	+ 7.7%
Pending Sales	66	44	- 33.3%	126	70	- 44.4%
Closed Sales	44	16	- 63.6%	96	36	- 62.5%
Days on Market Until Sale	39	65	+ 66.7%	48	62	+ 29.2%
Median Sales Price*	\$270,000	\$260,000	- 3.7%	\$257,000	\$260,000	+ 1.2%
Average Sales Price*	\$270,670	\$298,063	+ 10.1%	\$258,409	\$271,778	+ 5.2%
Percent of List Price Received*	97.4%	97.2%	- 0.2%	97.1%	98.3%	+ 1.2%
Inventory of Homes for Sale	110	165	+ 50.0%	—	—	—
Months Supply of Inventory	1.9	3.9	+ 105.3%	—	—	—

* 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.

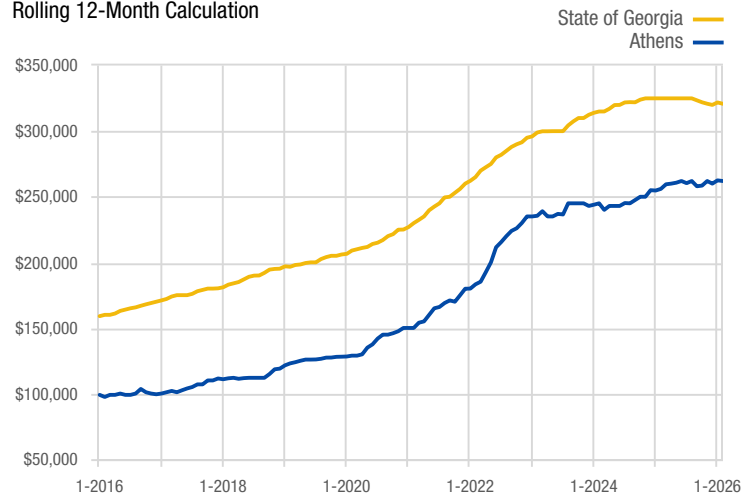
Median Sales Price - Single Family

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 March 16, 2026. All data from the multiple listing services in the state of Georgia. Report © 2026 ShowingTime Plus, LLC.