

# Local Market Update – March 2026

A Research Tool Provided by Georgia Association of REALTORS



## Athens

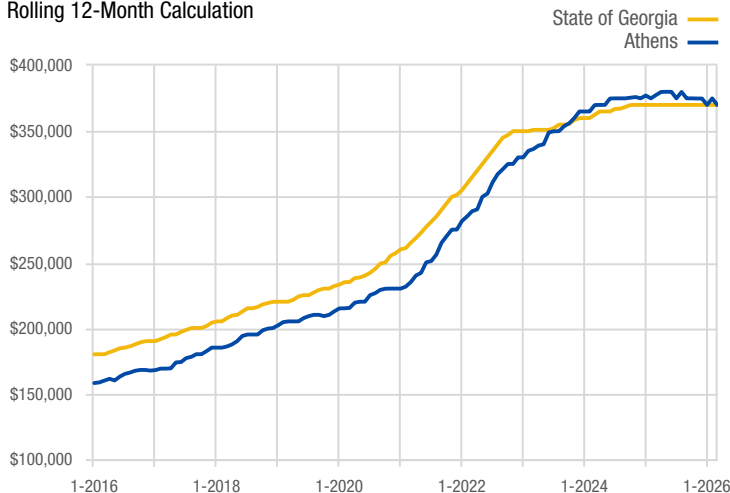
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
<b>Key Metrics</b>						
New Listings	312	<b>224</b>	- 28.2%	788	<b>581</b>	- 26.3%
Pending Sales	204	<b>199</b>	- 2.5%	523	<b>410</b>	- 21.6%
Closed Sales	188	<b>135</b>	- 28.2%	459	<b>290</b>	- 36.8%
Days on Market Until Sale	51	<b>62</b>	+ 21.6%	54	<b>57</b>	+ 5.6%
Median Sales Price*	\$382,500	<b>\$349,900</b>	- 8.5%	\$365,000	<b>\$355,000</b>	- 2.7%
Average Sales Price*	\$427,998	<b>\$400,257</b>	- 6.5%	\$437,029	<b>\$442,707</b>	+ 1.3%
Percent of List Price Received*	97.4%	<b>98.5%</b>	+ 1.1%	97.3%	<b>97.9%</b>	+ 0.6%
Inventory of Homes for Sale	548	<b>437</b>	- 20.3%	—	—	—
Months Supply of Inventory	2.9	<b>3.1</b>	+ 6.9%	—	—	—

Townhouse/Condo	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
<b>Key Metrics</b>						
New Listings	90	<b>89</b>	- 1.1%	246	<b>259</b>	+ 5.3%
Pending Sales	59	<b>46</b>	- 22.0%	185	<b>115</b>	- 37.8%
Closed Sales	74	<b>44</b>	- 40.5%	170	<b>80</b>	- 52.9%
Days on Market Until Sale	63	<b>53</b>	- 15.9%	54	<b>57</b>	+ 5.6%
Median Sales Price*	\$257,000	<b>\$260,000</b>	+ 1.2%	\$257,000	<b>\$260,000</b>	+ 1.2%
Average Sales Price*	\$294,723	<b>\$363,367</b>	+ 23.3%	\$274,216	<b>\$322,152</b>	+ 17.5%
Percent of List Price Received*	97.6%	<b>97.5%</b>	- 0.1%	97.3%	<b>97.9%</b>	+ 0.6%
Inventory of Homes for Sale	134	<b>195</b>	+ 45.5%	—	—	—
Months Supply of Inventory	2.5	<b>4.8</b>	+ 92.0%	—	—	—

\* 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.

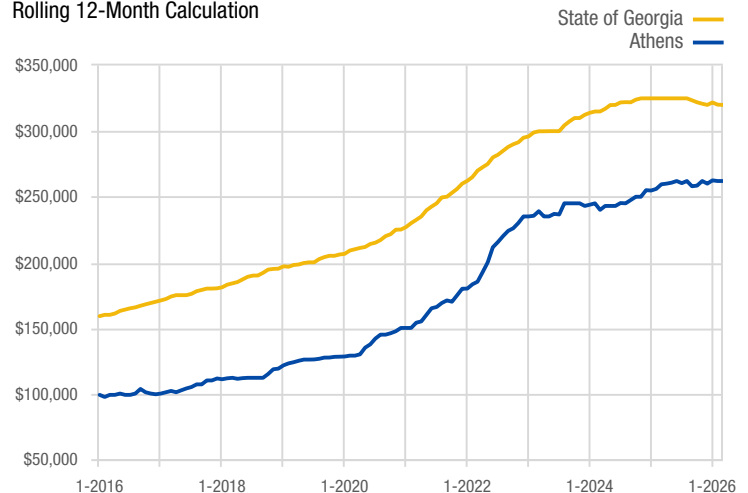
### Median Sales Price - Single Family

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