

Local Market Update – December 2025

A Research Tool Provided by Georgia Association of REALTORS



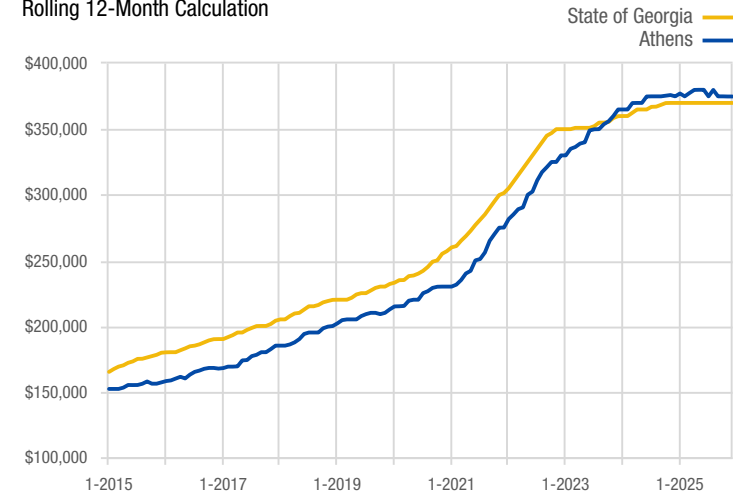
Athens

Single Family	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	168	101	- 39.9%	2,927	2,440	- 16.6%
Pending Sales	132	93	- 29.5%	2,350	1,824	- 22.4%
Closed Sales	192	123	- 35.9%	2,375	1,852	- 22.0%
Days on Market Until Sale	61	58	- 4.9%	44	49	+ 11.4%
Median Sales Price*	\$363,500	\$350,000	- 3.7%	\$375,000	\$374,900	- 0.0%
Average Sales Price*	\$408,944	\$492,491	+ 20.4%	\$459,830	\$468,174	+ 1.8%
Percent of List Price Received*	97.2%	97.2%	0.0%	98.1%	97.6%	- 0.5%
Inventory of Homes for Sale	448	383	- 14.5%	—	—	—
Months Supply of Inventory	2.3	2.5	+ 8.7%	—	—	—

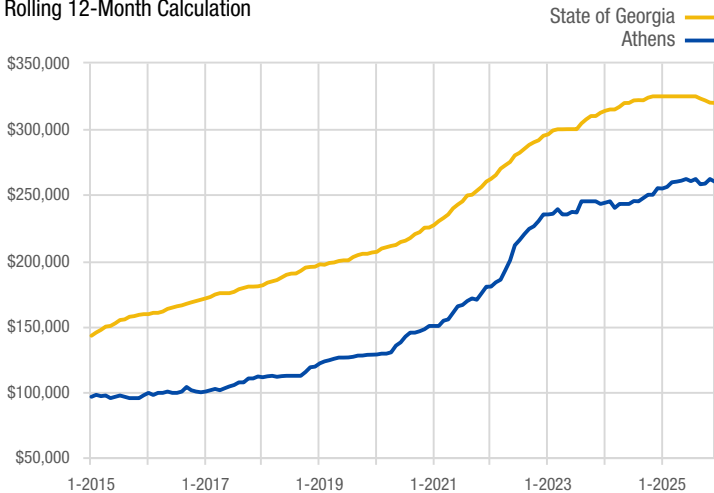
Townhouse/Condo	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	30	33	+ 10.0%	782	738	- 5.6%
Pending Sales	32	31	- 3.1%	678	573	- 15.5%
Closed Sales	33	32	- 3.0%	671	569	- 15.2%
Days on Market Until Sale	55	42	- 23.6%	37	46	+ 24.3%
Median Sales Price*	\$270,000	\$270,000	0.0%	\$255,000	\$260,000	+ 2.0%
Average Sales Price*	\$269,742	\$285,430	+ 5.8%	\$295,546	\$278,900	- 5.6%
Percent of List Price Received*	97.6%	96.2%	- 1.4%	97.8%	97.1%	- 0.7%
Inventory of Homes for Sale	107	99	- 7.5%	—	—	—
Months Supply of Inventory	1.9	2.1	+ 10.5%	—	—	—

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