

Local Market Update – May 2026

A Research Tool Provided by Georgia Association of REALTORS



Athens

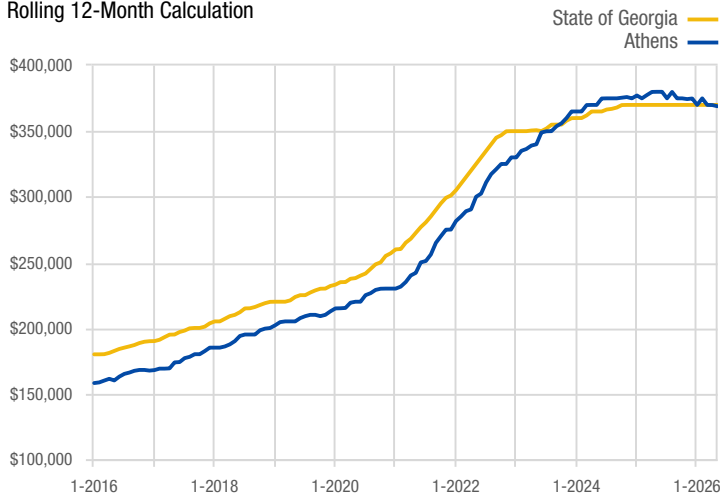
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	249	247	- 0.8%	1,352	1,106	- 18.2%
Pending Sales	221	184	- 16.7%	1,012	758	- 25.1%
Closed Sales	277	183	- 33.9%	947	635	- 32.9%
Days on Market Until Sale	39	48	+ 23.1%	49	53	+ 8.2%
Median Sales Price*	\$383,500	\$380,000	- 0.9%	\$379,900	\$365,000	- 3.9%
Average Sales Price*	\$472,402	\$461,141	- 2.4%	\$452,132	\$451,992	- 0.0%
Percent of List Price Received*	98.0%	97.1%	- 0.9%	97.7%	97.6%	- 0.1%
Inventory of Homes for Sale	484	519	+ 7.2%	—	—	—
Months Supply of Inventory	2.6	4.0	+ 53.8%	—	—	—

Townhouse/Condo	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	83	48	- 42.2%	413	393	- 4.8%
Pending Sales	65	47	- 27.7%	306	214	- 30.1%
Closed Sales	65	58	- 10.8%	279	176	- 36.9%
Days on Market Until Sale	34	54	+ 58.8%	45	52	+ 15.6%
Median Sales Price*	\$265,000	\$286,500	+ 8.1%	\$265,000	\$270,000	+ 1.9%
Average Sales Price*	\$278,210	\$445,997	+ 60.3%	\$274,804	\$391,030	+ 42.3%
Percent of List Price Received*	97.5%	98.3%	+ 0.8%	97.4%	98.0%	+ 0.6%
Inventory of Homes for Sale	147	193	+ 31.3%	—	—	—
Months Supply of Inventory	2.8	4.9	+ 75.0%	—	—	—

* 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.

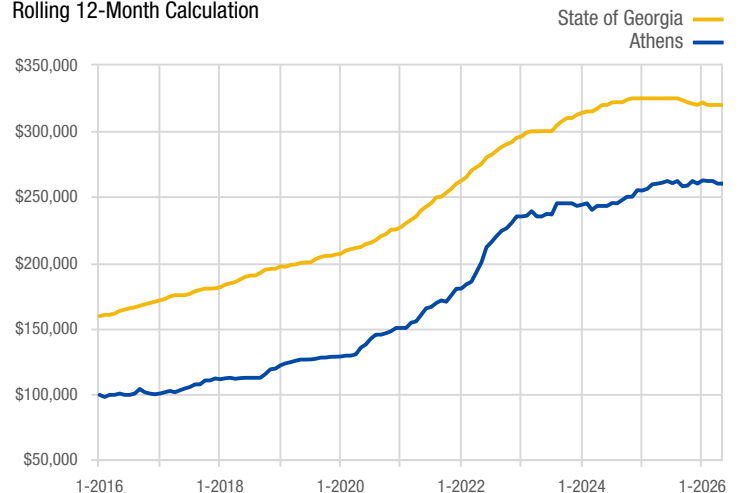
Median Sales Price - Single Family

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