Local Market Update – October 2026

A Research Tool Provided by Georgia Association of REALTORS

Bryan County

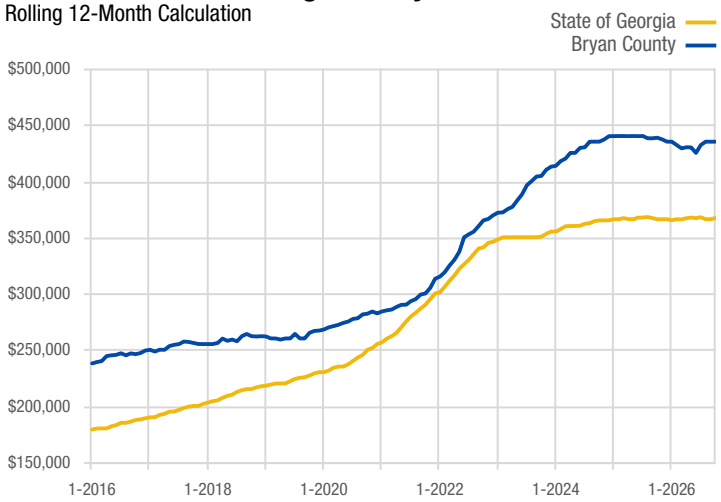
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	103	**86**	- 16.5%	1,277	**1,246**	- 2.4%
Pending Sales	71	**45**	- 36.6%	877	**896**	+ 2.2%
Closed Sales	66	**69**	+ 4.5%	879	**891**	+ 1.4%
Days on Market Until Sale	85	**65**	- 23.5%	73	**75**	+ 2.7%
Median Sales Price*	$432,015	**$445,900**	+ 3.2%	$435,000	**$437,000**	+ 0.5%
Average Sales Price*	$554,918	**$479,094**	- 13.7%	$486,833	**$501,452**	+ 3.0%
Percent of List Price Received*	98.1%	**97.7%**	- 0.4%	98.8%	**98.5%**	- 0.3%
Inventory of Homes for Sale	376	**353**	- 6.1%	—	**—**	—
Months Supply of Inventory	4.5	**4.1**	- 8.9%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	12	**7**	- 41.7%	134	**116**	- 13.4%
Pending Sales	8	**13**	+ 62.5%	87	**71**	- 18.4%
Closed Sales	8	**12**	+ 50.0%	84	**71**	- 15.5%
Days on Market Until Sale	74	**103**	+ 39.2%	89	**103**	+ 15.7%
Median Sales Price*	$262,500	**$278,750**	+ 6.2%	$288,902	**$277,500**	- 3.9%
Average Sales Price*	$259,332	**$301,706**	+ 16.3%	$301,665	**$299,606**	- 0.7%
Percent of List Price Received*	97.0%	**98.0%**	+ 1.0%	98.3%	**98.7%**	+ 0.4%
Inventory of Homes for Sale	41	**42**	+ 2.4%	—	**—**	—
Months Supply of Inventory	5.2	**5.5**	+ 5.8%	—	**—**	—

* 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.

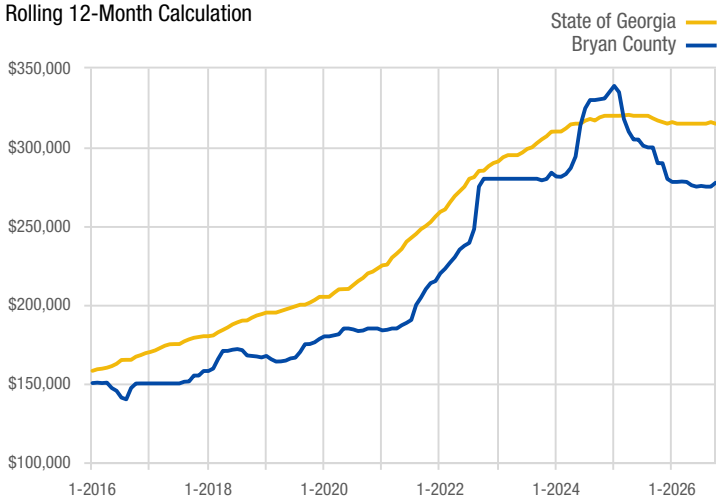
Median Sales Price - Single Family

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