

Local Market Update – October 2025

A Research Tool Provided by Georgia Association of REALTORS



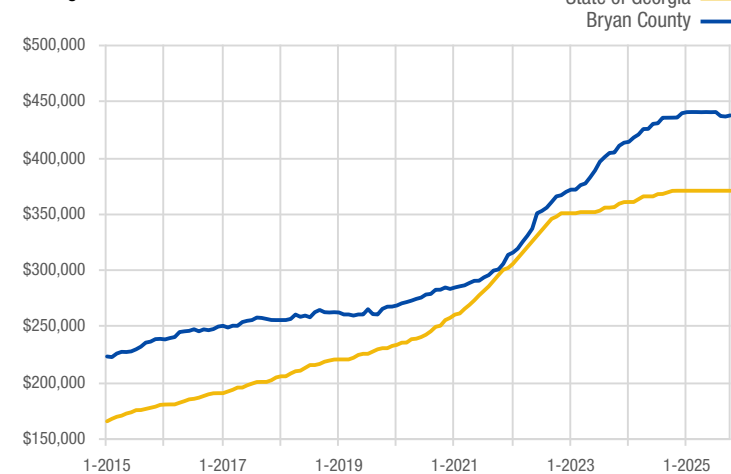
Bryan County

Single Family	October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	109	103	- 5.5%	1,316	1,268	- 3.6%
Pending Sales	101	67	- 33.7%	1,021	869	- 14.9%
Closed Sales	93	66	- 29.0%	1,009	874	- 13.4%
Days on Market Until Sale	55	85	+ 54.5%	46	73	+ 58.7%
Median Sales Price*	\$435,000	\$432,015	- 0.7%	\$437,000	\$435,000	- 0.5%
Average Sales Price*	\$458,932	\$554,918	+ 20.9%	\$471,661	\$486,527	+ 3.2%
Percent of List Price Received*	98.7%	98.1%	- 0.6%	99.0%	98.8%	- 0.2%
Inventory of Homes for Sale	291	379	+ 30.2%	—	—	—
Months Supply of Inventory	3.0	4.6	+ 53.3%	—	—	—

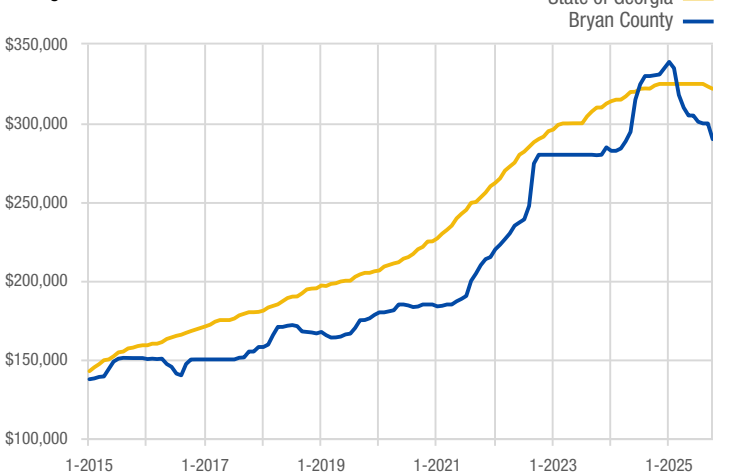
Townhouse/Condo	October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	15	12	- 20.0%	98	133	+ 35.7%
Pending Sales	4	7	+ 75.0%	63	86	+ 36.5%
Closed Sales	7	8	+ 14.3%	64	84	+ 31.3%
Days on Market Until Sale	46	74	+ 60.9%	53	88	+ 66.0%
Median Sales Price*	\$338,990	\$262,500	- 22.6%	\$338,990	\$288,902	- 14.8%
Average Sales Price*	\$386,698	\$259,332	- 32.9%	\$358,521	\$301,665	- 15.9%
Percent of List Price Received*	99.5%	97.0%	- 2.5%	98.9%	98.3%	- 0.6%
Inventory of Homes for Sale	38	42	+ 10.5%	—	—	—
Months Supply of Inventory	6.4	5.4	- 15.6%	—	—	—

* 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



Median Sales Price - Townhouse/Condo



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, 2025. All data from the multiple listing services in the state of Georgia. Report © 2025 ShowingTime Plus, LLC.