

Local Market Update – December 2025

A Research Tool Provided by Georgia Association of REALTORS®



Bryan County

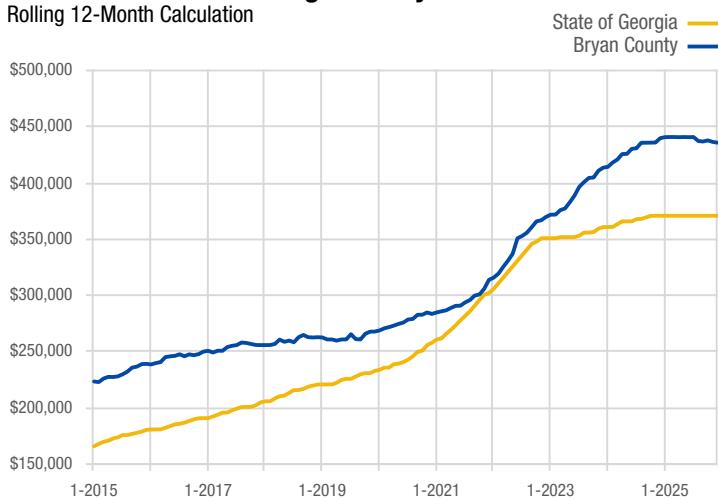
| Single Family | | December | | | Year to Date | | |
|---------------------------------|--|-----------|-----------|----------|--------------|--------------|----------|
| Key Metrics | | 2024 | 2025 | % Change | Thru 12-2024 | Thru 12-2025 | % Change |
| New Listings | | 96 | 78 | - 18.8% | 1,494 | 1,419 | - 5.0% |
| Pending Sales | | 67 | 64 | - 4.5% | 1,143 | 1,002 | - 12.3% |
| Closed Sales | | 77 | 73 | - 5.2% | 1,156 | 1,008 | - 12.8% |
| Days on Market Until Sale | | 79 | 81 | + 2.5% | 50 | 75 | + 50.0% |
| Median Sales Price* | | \$448,990 | \$412,890 | - 8.0% | \$438,968 | \$434,975 | - 0.9% |
| Average Sales Price* | | \$487,380 | \$476,881 | - 2.2% | \$470,930 | \$487,917 | + 3.6% |
| Percent of List Price Received* | | 99.0% | 97.9% | - 1.1% | 98.9% | 98.7% | - 0.2% |
| Inventory of Homes for Sale | | 297 | 312 | + 5.1% | — | — | — |
| Months Supply of Inventory | | 3.1 | 3.7 | + 19.4% | — | — | — |

| Townhouse/Condo | | December | | | Year to Date | | |
|---------------------------------|--|-----------|-----------|----------|--------------|--------------|----------|
| Key Metrics | | 2024 | 2025 | % Change | Thru 12-2024 | Thru 12-2025 | % Change |
| New Listings | | 5 | 8 | + 60.0% | 110 | 147 | + 33.6% |
| Pending Sales | | 1 | 6 | + 500.0% | 70 | 107 | + 52.9% |
| Closed Sales | | 4 | 13 | + 225.0% | 71 | 104 | + 46.5% |
| Days on Market Until Sale | | 131 | 106 | - 19.1% | 59 | 91 | + 54.2% |
| Median Sales Price* | | \$303,903 | \$267,500 | - 12.0% | \$335,000 | \$279,903 | - 16.4% |
| Average Sales Price* | | \$311,927 | \$270,808 | - 13.2% | \$354,816 | \$296,935 | - 16.3% |
| Percent of List Price Received* | | 98.6% | 96.9% | - 1.7% | 98.8% | 98.2% | - 0.6% |
| Inventory of Homes for Sale | | 42 | 28 | - 33.3% | — | — | — |
| Months Supply of Inventory | | 7.2 | 3.1 | - 56.9% | — | — | — |

* 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.

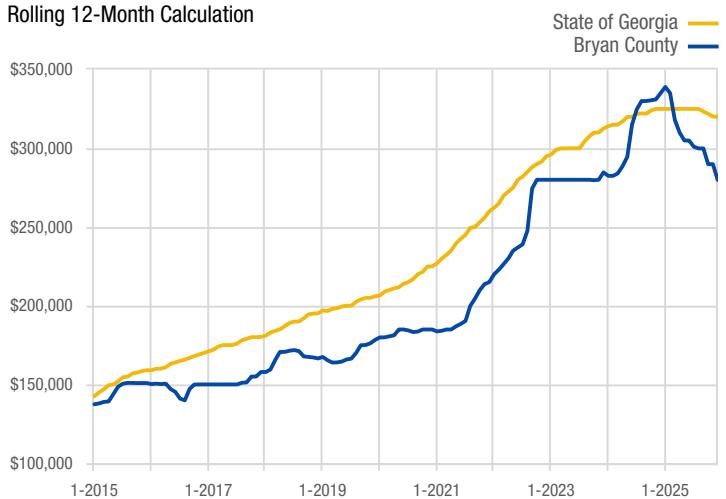
Median Sales Price - Single Family

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.