

Local Market Update – December 2025

A Research Tool Provided by Georgia Association of REALTORS



Bryan County

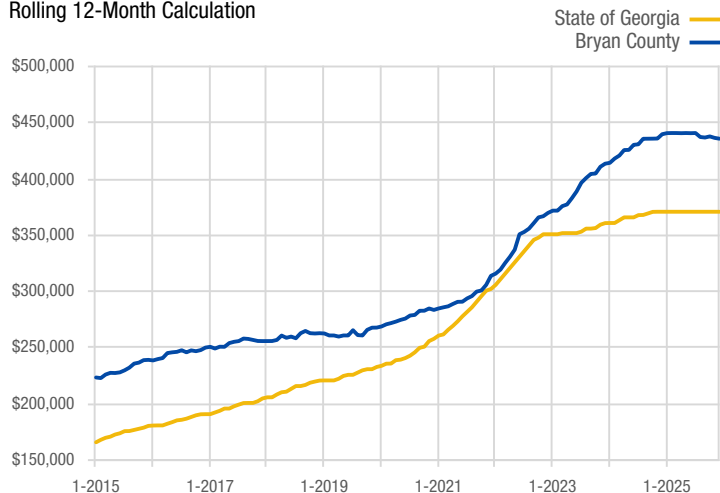
Single Family	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	96	78	- 18.8%	1,494	1,419	- 5.0%
Pending Sales	67	64	- 4.5%	1,143	1,002	- 12.3%
Closed Sales	77	73	- 5.2%	1,156	1,008	- 12.8%
Days on Market Until Sale	79	81	+ 2.5%	50	75	+ 50.0%
Median 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.

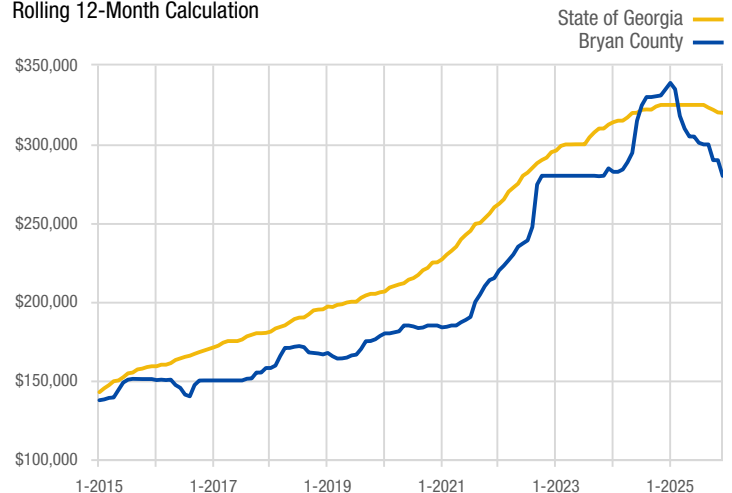
Median Sales Price - Single Family

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.