Local Market Update – September 2026

A Research Tool Provided by Georgia Association of REALTORS

Bryan County

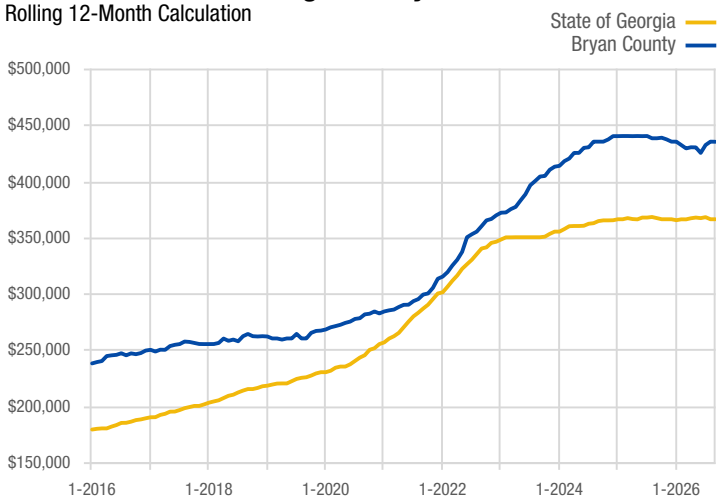
Single Family	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
New Listings	95	**80**	- 15.8%	1,174	**1,156**	- 1.5%
Pending Sales	77	**47**	- 39.0%	806	**845**	+ 4.8%
Closed Sales	77	**67**	- 13.0%	813	**821**	+ 1.0%
Days on Market Until Sale	71	**81**	+ 14.1%	72	**75**	+ 4.2%
Median Sales Price*	$427,000	**$412,953**	- 3.3%	$435,000	**$435,450**	+ 0.1%
Average Sales Price*	$486,715	**$553,054**	+ 13.6%	$481,306	**$503,408**	+ 4.6%
Percent of List Price Received*	99.4%	**98.1%**	- 1.3%	98.9%	**98.6%**	- 0.3%
Inventory of Homes for Sale	386	**352**	- 8.8%	—	**—**	—
Months Supply of Inventory	4.5	**4.0**	- 11.1%	—	**—**	—

Townhouse/Condo	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
New Listings	4	**22**	+ 450.0%	122	**109**	- 10.7%
Pending Sales	6	**6**	0.0%	79	**58**	- 26.6%
Closed Sales	10	**8**	- 20.0%	76	**59**	- 22.4%
Days on Market Until Sale	31	**119**	+ 283.9%	90	**103**	+ 14.4%
Median Sales Price*	$276,500	**$275,000**	- 0.5%	$289,903	**$275,000**	- 5.1%
Average Sales Price*	$288,980	**$296,413**	+ 2.6%	$306,121	**$299,179**	- 2.3%
Percent of List Price Received*	99.4%	**97.5%**	- 1.9%	98.4%	**98.9%**	+ 0.5%
Inventory of Homes for Sale	38	**52**	+ 36.8%	—	**—**	—
Months Supply of Inventory	5.1	**7.3**	+ 43.1%	—	**—**	—

* 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.

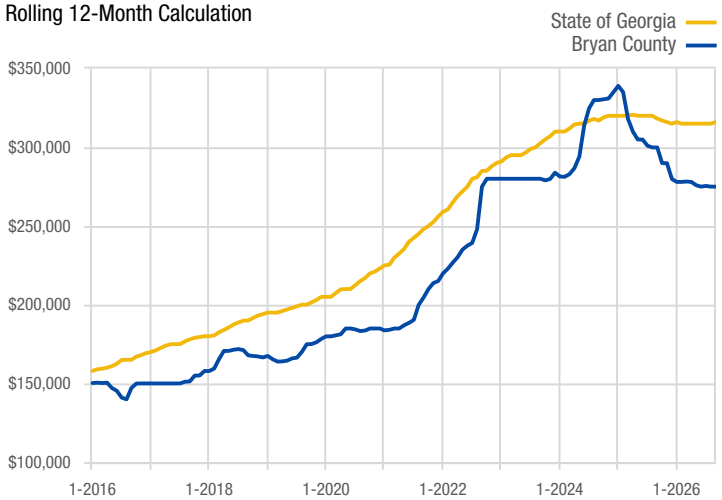
Median Sales Price - Single Family

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