

Local Market Update – April 2026

A Research Tool Provided by Georgia Association of REALTORS



Bryan County

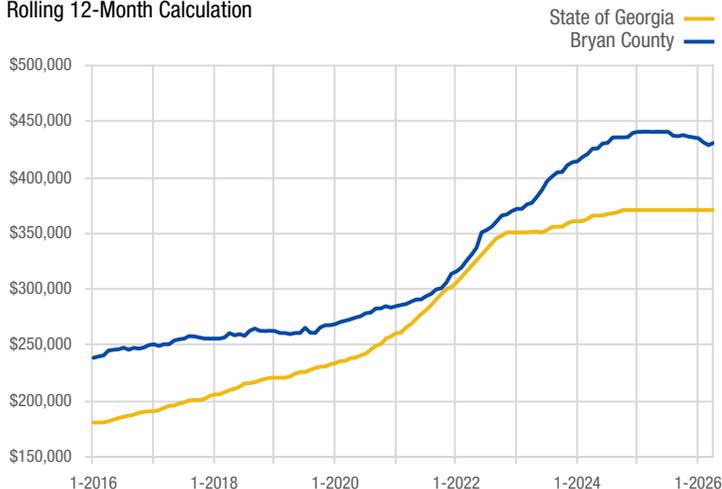
| Single Family | April | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2025 | 2026 | % Change | Thru 4-2025 | Thru 4-2026 | % Change |
| Key Metrics | | | | | | |
| New Listings | 154 | 150 | - 2.6% | 545 | 520 | - 4.6% |
| Pending Sales | 118 | 90 | - 23.7% | 347 | 321 | - 7.5% |
| Closed Sales | 84 | 76 | - 9.5% | 294 | 279 | - 5.1% |
| Days on Market Until Sale | 62 | 74 | + 19.4% | 75 | 87 | + 16.0% |
| Median Sales Price* | \$421,340 | \$445,000 | + 5.6% | \$435,200 | \$417,500 | - 4.1% |
| Average Sales Price* | \$449,717 | \$501,889 | + 11.6% | \$475,350 | \$500,049 | + 5.2% |
| Percent of List Price Received* | 99.1% | 98.4% | - 0.7% | 98.8% | 98.4% | - 0.4% |
| Inventory of Homes for Sale | 412 | 394 | - 4.4% | — | — | — |
| Months Supply of Inventory | 4.5 | 4.9 | + 8.9% | — | — | — |

| Townhouse/Condo | April | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2025 | 2026 | % Change | Thru 4-2025 | Thru 4-2026 | % Change |
| Key Metrics | | | | | | |
| New Listings | 21 | 20 | - 4.8% | 59 | 46 | - 22.0% |
| Pending Sales | 11 | 3 | - 72.7% | 35 | 17 | - 51.4% |
| Closed Sales | 9 | 1 | - 88.9% | 28 | 18 | - 35.7% |
| Days on Market Until Sale | 57 | 57 | 0.0% | 83 | 130 | + 56.6% |
| Median Sales Price* | \$307,403 | \$479,000 | + 55.8% | \$291,500 | \$275,000 | - 5.7% |
| Average Sales Price* | \$340,867 | \$479,000 | + 40.5% | \$300,979 | \$300,000 | - 0.3% |
| Percent of List Price Received* | 98.3% | 95.8% | - 2.5% | 97.5% | 99.1% | + 1.6% |
| Inventory of Homes for Sale | 42 | 45 | + 7.1% | — | — | — |
| Months Supply of Inventory | 6.2 | 6.1 | - 1.6% | — | — | — |

* 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.

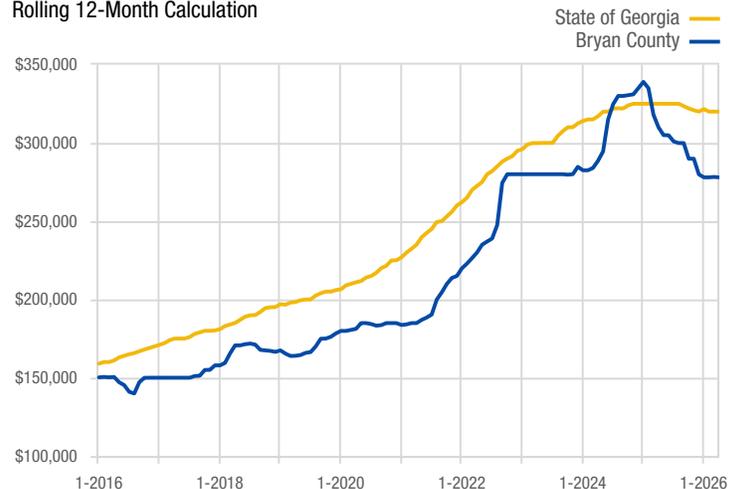
Median Sales Price - Single Family

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