Local Market Update – October 2026

A Research Tool Provided by Georgia Association of REALTORS

Chatham County

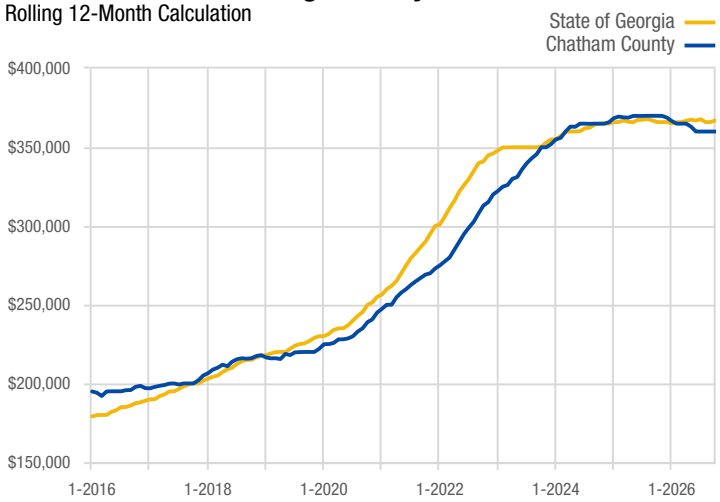
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	541	**443**	- 18.1%	5,765	**5,516**	- 4.3%
Pending Sales	374	**289**	- 22.7%	3,900	**3,570**	- 8.5%
Closed Sales	395	**311**	- 21.3%	3,891	**3,505**	- 9.9%
Days on Market Until Sale	64	**80**	+ 25.0%	65	**80**	+ 23.1%
Median Sales Price*	$372,819	**$369,900**	- 0.8%	$370,000	**$360,000**	- 2.7%
Average Sales Price*	$471,558	**$456,299**	- 3.2%	$471,374	**$460,630**	- 2.3%
Percent of List Price Received*	97.7%	**96.8%**	- 0.9%	98.2%	**97.5%**	- 0.7%
Inventory of Homes for Sale	1,691	**1,929**	+ 14.1%	—	**—**	—
Months Supply of Inventory	4.5	**5.6**	+ 24.4%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	113	**131**	+ 15.9%	1,143	**1,246**	+ 9.0%
Pending Sales	59	**78**	+ 32.2%	716	**587**	- 18.0%
Closed Sales	61	**85**	+ 39.3%	724	**583**	- 19.5%
Days on Market Until Sale	68	**83**	+ 22.1%	71	**97**	+ 36.6%
Median Sales Price*	$323,000	**$240,000**	- 25.7%	$290,000	**$280,000**	- 3.4%
Average Sales Price*	$446,979	**$322,996**	- 27.7%	$429,002	**$397,333**	- 7.4%
Percent of List Price Received*	96.5%	**97.5%**	+ 1.0%	97.7%	**97.0%**	- 0.7%
Inventory of Homes for Sale	410	**528**	+ 28.8%	—	**—**	—
Months Supply of Inventory	6.0	**8.6**	+ 43.3%	—	**—**	—

* 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.

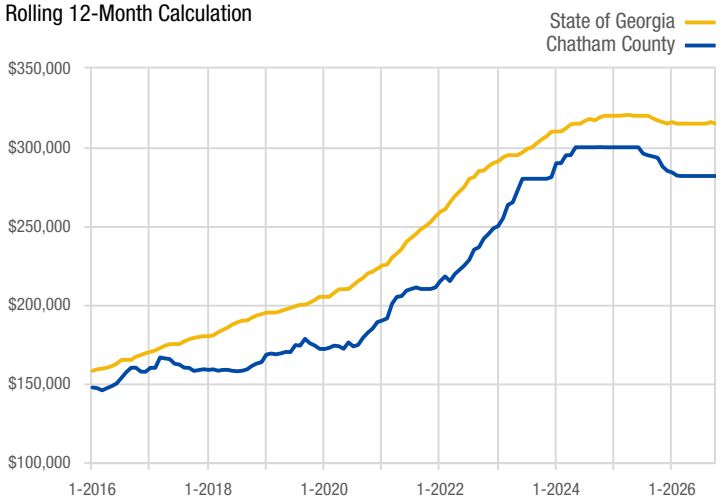
Median Sales Price - Single Family

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