

Local Market Update – October 2025

A Research Tool Provided by Georgia Association of REALTORS



Chatham County

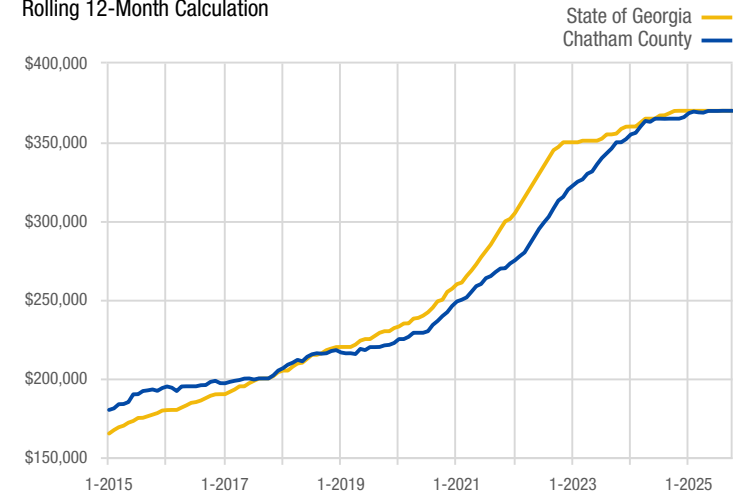
Single Family	October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	490	533	+ 8.8%	5,146	5,743	+ 11.6%
Pending Sales	374	366	- 2.1%	3,841	3,898	+ 1.5%
Closed Sales	324	391	+ 20.7%	3,907	3,884	- 0.6%
Days on Market Until Sale	53	64	+ 20.8%	48	65	+ 35.4%
Median Sales Price*	\$370,000	\$374,379	+ 1.2%	\$365,900	\$370,000	+ 1.1%
Average Sales Price*	\$458,770	\$473,115	+ 3.1%	\$445,688	\$471,484	+ 5.8%
Percent of List Price Received*	98.3%	97.7%	- 0.6%	98.6%	98.2%	- 0.4%
Inventory of Homes for Sale	1,278	1,671	+ 30.8%	—	—	—
Months Supply of Inventory	3.4	4.4	+ 29.4%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	102	111	+ 8.8%	1,152	1,136	- 1.4%
Pending Sales	57	56	- 1.8%	800	708	- 11.5%
Closed Sales	57	61	+ 7.0%	794	721	- 9.2%
Days on Market Until Sale	69	68	- 1.4%	57	72	+ 26.3%
Median Sales Price*	\$299,990	\$323,000	+ 7.7%	\$299,990	\$289,995	- 3.3%
Average Sales Price*	\$464,090	\$446,979	- 3.7%	\$422,402	\$429,117	+ 1.6%
Percent of List Price Received*	96.3%	96.5%	+ 0.2%	98.1%	97.7%	- 0.4%
Inventory of Homes for Sale	309	412	+ 33.3%	—	—	—
Months Supply of Inventory	4.0	6.1	+ 52.5%	—	—	—

* 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.

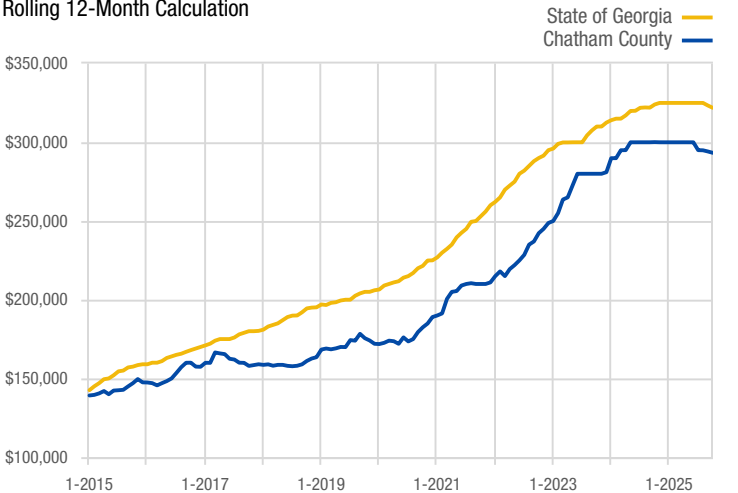
Median Sales Price - Single Family

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, 2025. All data from the multiple listing services in the state of Georgia. Report © 2025 ShowingTime Plus, LLC.