

Local Market Update – April 2026

A Research Tool Provided by Georgia Association of REALTORS



Chatham County

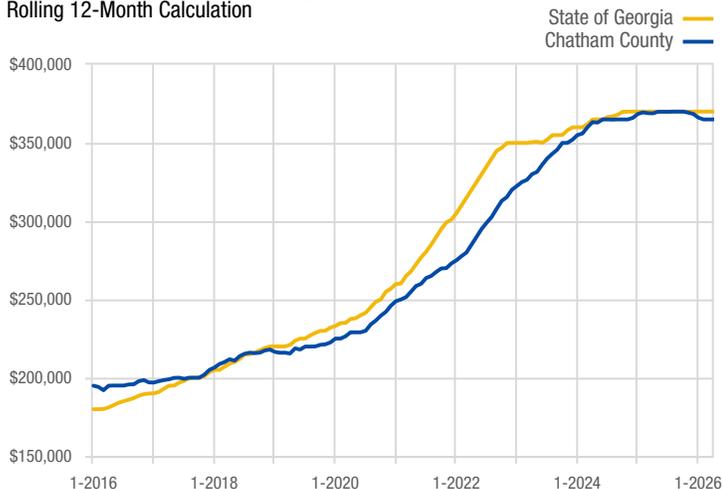
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	622	659	+ 5.9%	2,332	2,322	- 0.4%
Pending Sales	406	344	- 15.3%	1,504	1,376	- 8.5%
Closed Sales	392	357	- 8.9%	1,396	1,233	- 11.7%
Days on Market Until Sale	66	79	+ 19.7%	69	81	+ 17.4%
Median Sales Price*	\$370,000	\$370,000	0.0%	\$372,500	\$358,000	- 3.9%
Average Sales Price*	\$464,569	\$481,796	+ 3.7%	\$474,457	\$454,561	- 4.2%
Percent of List Price Received*	98.2%	97.5%	- 0.7%	98.2%	97.4%	- 0.8%
Inventory of Homes for Sale	1,571	2,008	+ 27.8%	—	—	—
Months Supply of Inventory	4.2	5.5	+ 31.0%	—	—	—

Townhouse/Condo	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	115	135	+ 17.4%	452	530	+ 17.3%
Pending Sales	82	50	- 39.0%	292	195	- 33.2%
Closed Sales	84	54	- 35.7%	277	193	- 30.3%
Days on Market Until Sale	86	123	+ 43.0%	82	100	+ 22.0%
Median Sales Price*	\$297,500	\$287,500	- 3.4%	\$304,990	\$284,900	- 6.6%
Average Sales Price*	\$460,522	\$451,654	- 1.9%	\$469,087	\$393,393	- 16.1%
Percent of List Price Received*	97.4%	96.2%	- 1.2%	97.3%	97.1%	- 0.2%
Inventory of Homes for Sale	353	562	+ 59.2%	—	—	—
Months Supply of Inventory	5.0	8.9	+ 78.0%	—	—	—

* 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.

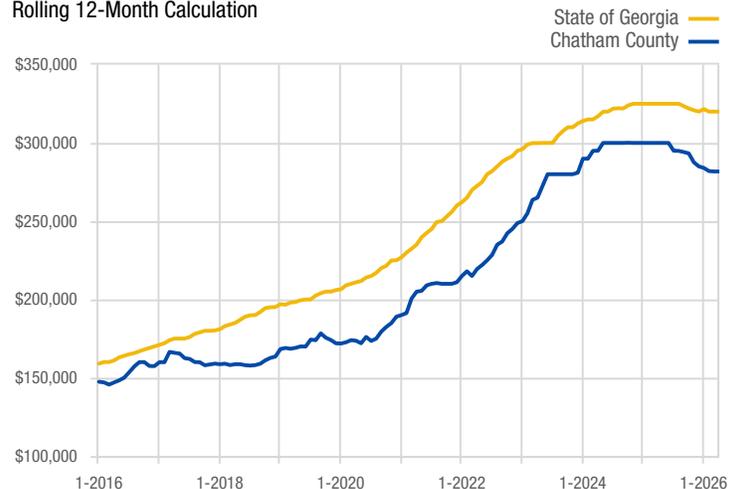
Median Sales Price - Single Family

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.