

Local Market Update – December 2025

A Research Tool Provided by Georgia Association of REALTORS®



Chatham County

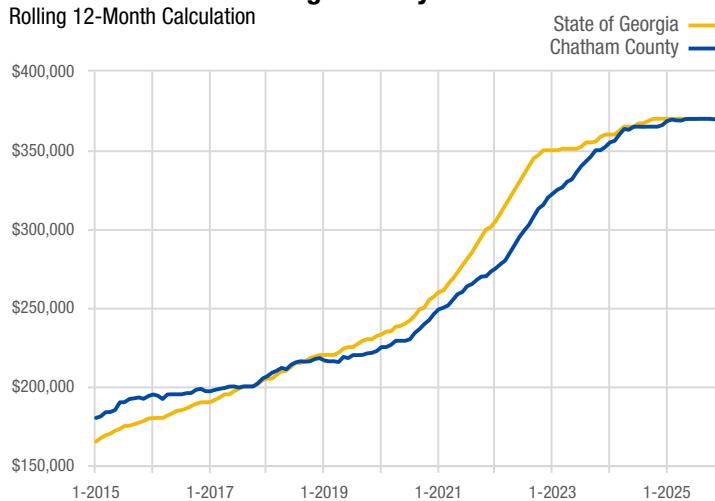
Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	384	340	- 11.5%	5,954	6,505	+ 9.3%
Pending Sales	325	297	- 8.6%	4,480	4,497	+ 0.4%
Closed Sales	374	354	- 5.3%	4,622	4,534	- 1.9%
Days on Market Until Sale	70	75	+ 7.1%	51	66	+ 29.4%
Median Sales Price*	\$365,000	\$358,995	- 1.6%	\$365,990	\$368,820	+ 0.8%
Average Sales Price*	\$455,649	\$456,176	+ 0.1%	\$447,168	\$469,712	+ 5.0%
Percent of List Price Received*	98.5%	97.4%	- 1.1%	98.6%	98.1%	- 0.5%
Inventory of Homes for Sale	1,210	1,515	+ 25.2%	—	—	—
Months Supply of Inventory	3.2	4.0	+ 25.0%	—	—	—

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	63	86	+ 36.5%	1,297	1,326	+ 2.2%
Pending Sales	53	77	+ 45.3%	899	856	- 4.8%
Closed Sales	58	80	+ 37.9%	912	864	- 5.3%
Days on Market Until Sale	81	62	- 23.5%	59	71	+ 20.3%
Median Sales Price*	\$324,995	\$281,750	- 13.3%	\$299,990	\$285,000	- 5.0%
Average Sales Price*	\$468,270	\$387,032	- 17.3%	\$426,598	\$420,101	- 1.5%
Percent of List Price Received*	98.2%	97.8%	- 0.4%	98.1%	97.7%	- 0.4%
Inventory of Homes for Sale	294	376	+ 27.9%	—	—	—
Months Supply of Inventory	3.9	5.3	+ 35.9%	—	—	—

* 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.

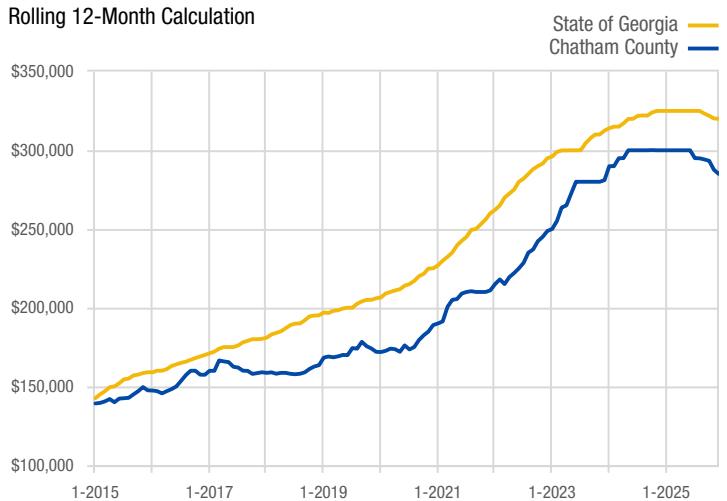
Median Sales Price - Single Family

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