

# Local Market Update – February 2026

A Research Tool Provided by Georgia Association of REALTORS



## Clayton County

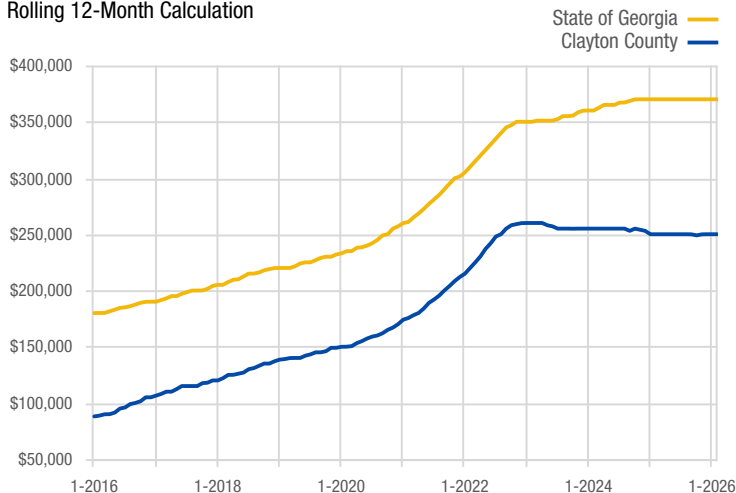
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
<b>Key Metrics</b>						
New Listings	321	<b>259</b>	- 19.3%	644	<b>575</b>	- 10.7%
Pending Sales	171	<b>139</b>	- 18.7%	319	<b>281</b>	- 11.9%
Closed Sales	147	<b>124</b>	- 15.6%	296	<b>249</b>	- 15.9%
Days on Market Until Sale	63	<b>57</b>	- 9.5%	61	<b>61</b>	0.0%
Median Sales Price*	\$236,000	<b>\$255,000</b>	+ 8.1%	\$235,000	<b>\$245,000</b>	+ 4.3%
Average Sales Price*	\$242,075	<b>\$250,500</b>	+ 3.5%	\$239,026	<b>\$248,365</b>	+ 3.9%
Percent of List Price Received*	97.0%	<b>97.5%</b>	+ 0.5%	97.4%	<b>97.3%</b>	- 0.1%
Inventory of Homes for Sale	725	<b>677</b>	- 6.6%	—	—	—
Months Supply of Inventory	4.0	<b>4.0</b>	0.0%	—	—	—

Townhouse/Condo	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
<b>Key Metrics</b>						
New Listings	64	<b>52</b>	- 18.8%	110	<b>115</b>	+ 4.5%
Pending Sales	32	<b>32</b>	0.0%	41	<b>68</b>	+ 65.9%
Closed Sales	18	<b>29</b>	+ 61.1%	39	<b>47</b>	+ 20.5%
Days on Market Until Sale	75	<b>61</b>	- 18.7%	70	<b>50</b>	- 28.6%
Median Sales Price*	\$211,000	<b>\$189,900</b>	- 10.0%	\$200,000	<b>\$210,400</b>	+ 5.2%
Average Sales Price*	\$228,099	<b>\$202,670</b>	- 11.1%	\$204,754	<b>\$222,256</b>	+ 8.5%
Percent of List Price Received*	96.4%	<b>98.6%</b>	+ 2.3%	96.4%	<b>99.0%</b>	+ 2.7%
Inventory of Homes for Sale	141	<b>149</b>	+ 5.7%	—	—	—
Months Supply of Inventory	5.3	<b>5.2</b>	- 1.9%	—	—	—

\* 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.

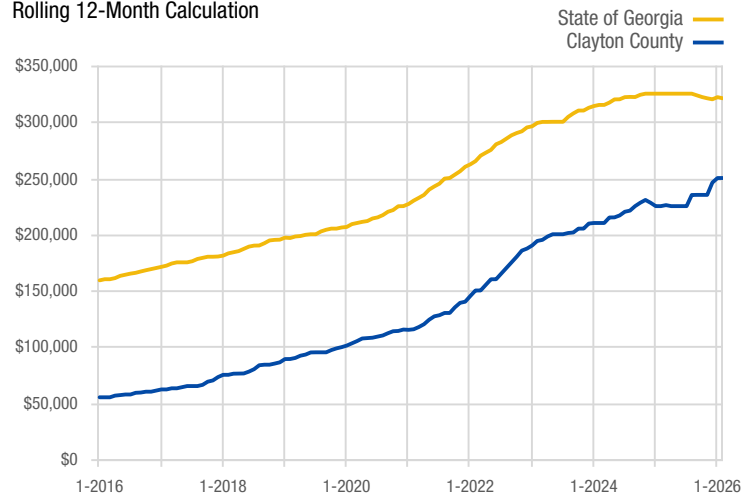
### Median Sales Price - Single Family

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