

Local Market Update – May 2026

A Research Tool Provided by Georgia Association of REALTORS



Clayton County

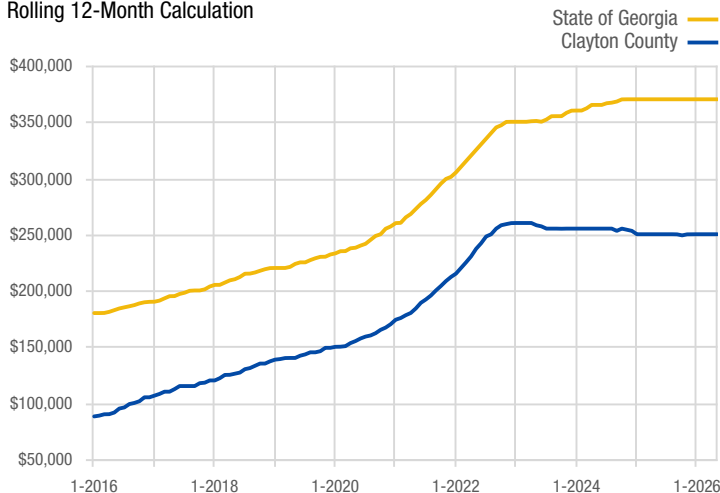
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	346	289	- 16.5%	1,640	1,507	- 8.1%
Pending Sales	198	169	- 14.6%	923	870	- 5.7%
Closed Sales	187	210	+ 12.3%	858	811	- 5.5%
Days on Market Until Sale	56	49	- 12.5%	58	55	- 5.2%
Median Sales Price*	\$265,000	\$249,950	- 5.7%	\$249,000	\$250,000	+ 0.4%
Average Sales Price*	\$265,474	\$265,835	+ 0.1%	\$251,387	\$260,045	+ 3.4%
Percent of List Price Received*	98.6%	97.9%	- 0.7%	97.6%	97.7%	+ 0.1%
Inventory of Homes for Sale	695	680	- 2.2%	—	—	—
Months Supply of Inventory	3.9	4.0	+ 2.6%	—	—	—

Townhouse/Condo	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	73	48	- 34.2%	389	288	- 26.0%
Pending Sales	31	32	+ 3.2%	142	178	+ 25.4%
Closed Sales	34	29	- 14.7%	120	148	+ 23.3%
Days on Market Until Sale	46	57	+ 23.9%	61	61	0.0%
Median Sales Price*	\$242,000	\$264,990	+ 9.5%	\$220,000	\$264,209	+ 20.1%
Average Sales Price*	\$223,268	\$221,610	- 0.7%	\$221,340	\$220,588	- 0.3%
Percent of List Price Received*	98.5%	96.6%	- 1.9%	97.9%	97.6%	- 0.3%
Inventory of Homes for Sale	153	127	- 17.0%	—	—	—
Months Supply of Inventory	5.4	4.4	- 18.5%	—	—	—

* 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.

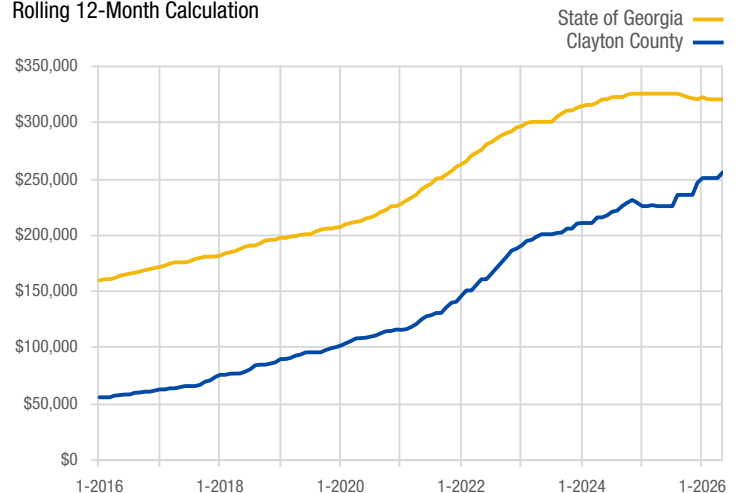
Median Sales Price - Single Family

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