Local Market Update – October 2026

A Research Tool Provided by Georgia Association of REALTORS

Clayton County

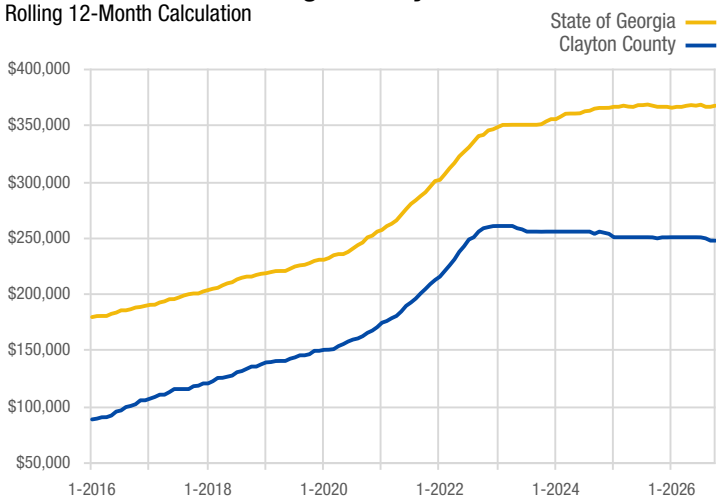
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	300	**291**	- 3.0%	3,231	**3,016**	- 6.7%
Pending Sales	171	**147**	- 14.0%	1,810	**1,628**	- 10.1%
Closed Sales	187	**154**	- 17.6%	1,788	**1,589**	- 11.1%
Days on Market Until Sale	52	**48**	- 7.7%	52	**51**	- 1.9%
Median Sales Price*	$245,000	**$245,113**	+ 0.0%	$249,900	**$245,000**	- 2.0%
Average Sales Price*	$256,611	**$250,676**	- 2.3%	$261,590	**$256,365**	- 2.0%
Percent of List Price Received*	97.3%	**98.1%**	+ 0.8%	97.6%	**97.8%**	+ 0.2%
Inventory of Homes for Sale	706	**756**	+ 7.1%	—	**—**	—
Months Supply of Inventory	4.0	**4.8**	+ 20.0%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	60	**45**	- 25.0%	753	**539**	- 28.4%
Pending Sales	27	**16**	- 40.7%	275	**288**	+ 4.7%
Closed Sales	37	**19**	- 48.6%	267	**286**	+ 7.1%
Days on Market Until Sale	57	**96**	+ 68.4%	58	**63**	+ 8.6%
Median Sales Price*	$254,990	**$209,000**	- 18.0%	$245,000	**$217,000**	- 11.4%
Average Sales Price*	$219,533	**$212,528**	- 3.2%	$224,854	**$215,883**	- 4.0%
Percent of List Price Received*	97.3%	**96.6%**	- 0.7%	98.3%	**97.6%**	- 0.7%
Inventory of Homes for Sale	144	**162**	+ 12.5%	—	**—**	—
Months Supply of Inventory	5.3	**6.0**	+ 13.2%	—	**—**	—

* 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.

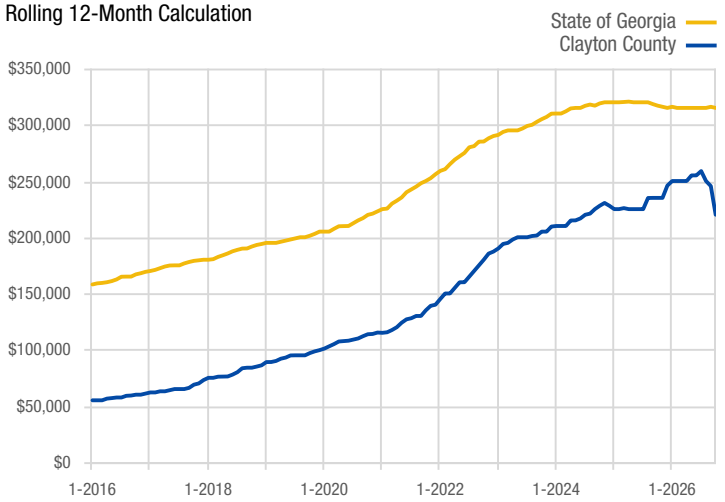
Median Sales Price - Single Family

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