Local Market Update – December 2025

A Research Tool Provided by Georgia Association of REALTORS

Clayton County
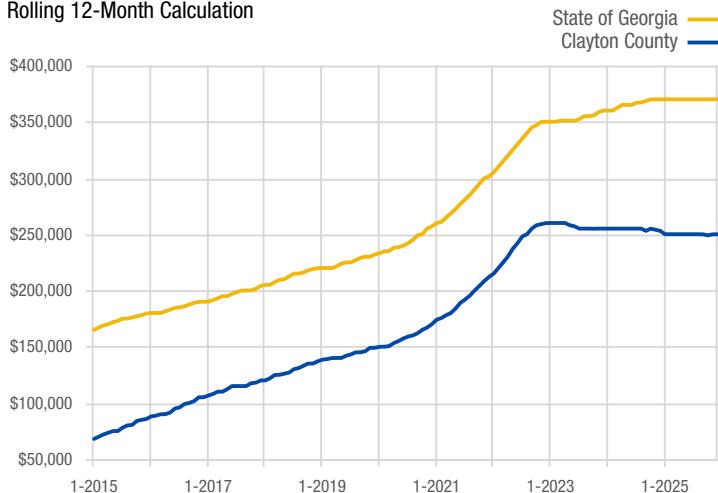
Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	242	**215**	- 11.2%	3,850	**3,690**	- 4.2%
Pending Sales	141	**135**	- 4.3%	2,244	**2,077**	- 7.4%
Closed Sales	172	**164**	- 4.7%	2,227	**2,091**	- 6.1%
Days on Market Until Sale	64	**56**	- 12.5%	45	**53**	+ 17.8%
Median Sales Price*	$244,000	**$245,000**	+ 0.4%	$253,000	**$249,950**	- 1.2%
Average Sales Price*	$247,873	**$259,719**	+ 4.8%	$261,926	**$261,450**	- 0.2%
Percent of List Price Received*	97.5%	**96.6%**	- 0.9%	98.0%	**97.5%**	- 0.5%
Inventory of Homes for Sale	654	**641**	- 2.0%	—	—	—
Months Supply of Inventory	3.5	**3.7**	+ 5.7%	—	—	—

Townhouse/Condo

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	52	**45**	- 13.5%	596	**852**	+ 43.0%
Pending Sales	25	**24**	- 4.0%	352	**327**	- 7.1%
Closed Sales	26	**29**	+ 11.5%	350	**314**	- 10.3%
Days on Market Until Sale	66	**77**	+ 16.7%	51	**61**	+ 19.6%
Median Sales Price*	$219,000	**$262,990**	+ 20.1%	$228,000	**$245,450**	+ 7.7%
Average Sales Price*	$216,967	**$224,154**	+ 3.3%	$230,142	**$225,157**	- 2.2%
Percent of List Price Received*	98.2%	**98.0%**	- 0.2%	99.0%	**98.2%**	- 0.8%
Inventory of Homes for Sale	111	**136**	+ 22.5%	—	—	—
Months Supply of Inventory	3.8	**5.0**	+ 31.6%	—	—	—

* 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.
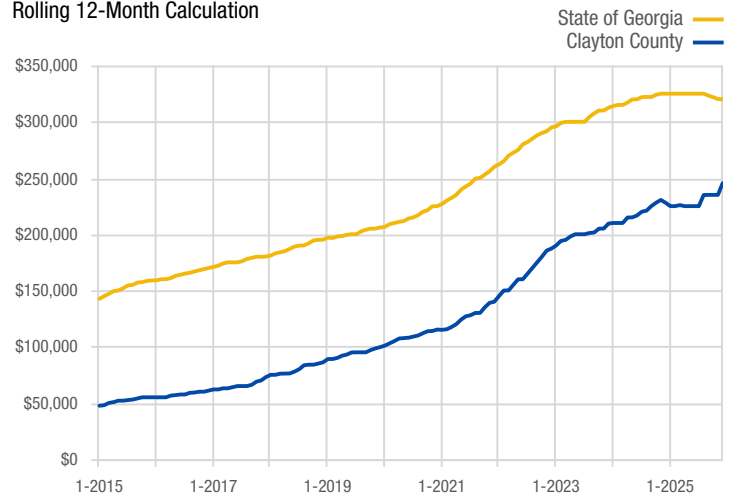
Median Sales Price - Single Family
Rolling 12-Month Calculation

State of Georgia — Clayton County

Median Sales Price - Townhouse/Condo
Rolling 12-Month Calculation

State of Georgia — Clayton County

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.