Local Market Update – October 2026

A Research Tool Provided by Georgia Association of REALTORS

Dawson County

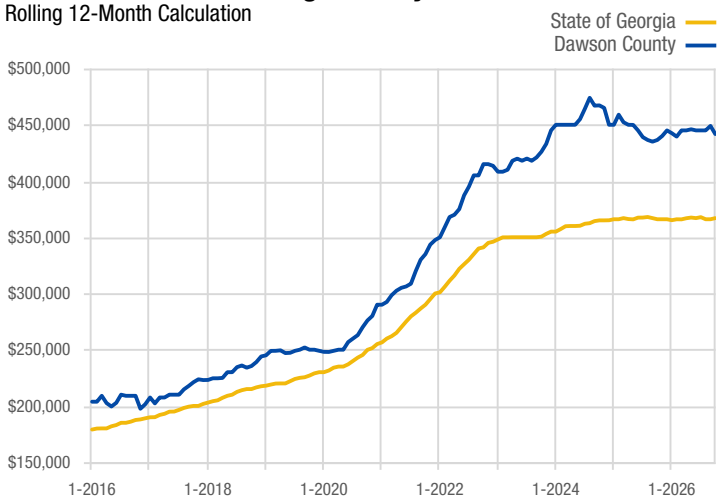
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	71	**78**	+ 9.9%	708	**799**	+ 12.9%
Pending Sales	45	**15**	- 66.7%	381	**379**	- 0.5%
Closed Sales	44	**27**	- 38.6%	356	**382**	+ 7.3%
Days on Market Until Sale	53	**58**	+ 9.4%	47	**56**	+ 19.1%
Median Sales Price*	$478,750	**$420,000**	- 12.3%	$439,950	**$437,330**	- 0.6%
Average Sales Price*	$615,918	**$644,545**	+ 4.6%	$586,045	**$573,175**	- 2.2%
Percent of List Price Received*	95.8%	**97.9%**	+ 2.2%	97.5%	**97.5%**	0.0%
Inventory of Homes for Sale	193	**253**	+ 31.1%	—	**—**	—
Months Supply of Inventory	5.2	**6.8**	+ 30.8%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	14	**11**	- 21.4%	80	**126**	+ 57.5%
Pending Sales	5	**6**	+ 20.0%	28	**61**	+ 117.9%
Closed Sales	5	**4**	- 20.0%	23	**61**	+ 165.2%
Days on Market Until Sale	34	**45**	+ 32.4%	52	**55**	+ 5.8%
Median Sales Price*	$381,446	**$392,990**	+ 3.0%	$349,000	**$355,900**	+ 2.0%
Average Sales Price*	$367,220	**$369,595**	+ 0.6%	$350,204	**$366,304**	+ 4.6%
Percent of List Price Received*	98.9%	**99.4%**	+ 0.5%	98.6%	**98.4%**	- 0.2%
Inventory of Homes for Sale	28	**34**	+ 21.4%	—	**—**	—
Months Supply of Inventory	10.0	**5.3**	- 47.0%	—	**—**	—

* 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.

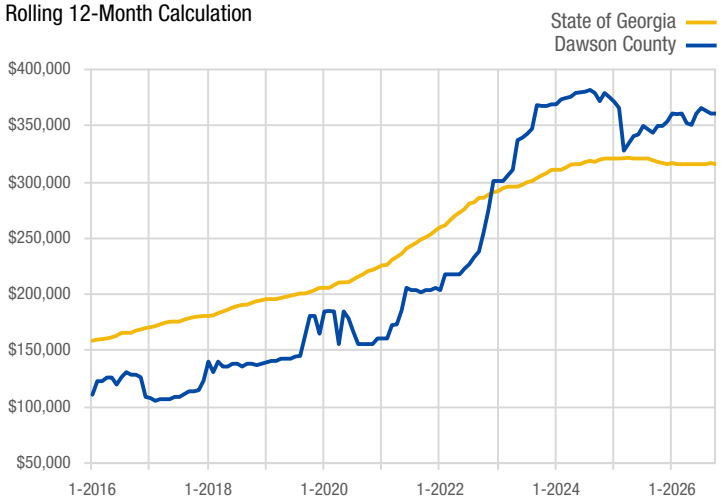
Median Sales Price - Single Family

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.