

Local Market Update – January 2026

A Research Tool Provided by Georgia Association of REALTORS



DeKalb County

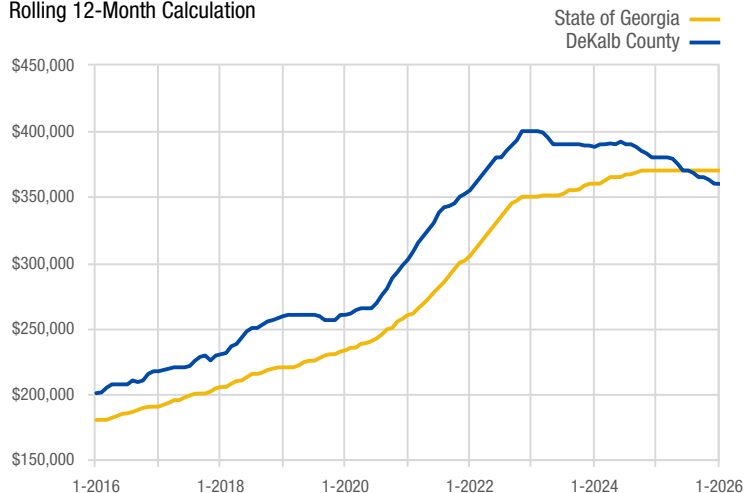
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	824	781	- 5.2%	824	781	- 5.2%
Pending Sales	422	445	+ 5.5%	422	445	+ 5.5%
Closed Sales	350	324	- 7.4%	350	324	- 7.4%
Days on Market Until Sale	58	62	+ 6.9%	58	62	+ 6.9%
Median Sales Price*	\$330,000	\$325,000	- 1.5%	\$330,000	\$325,000	- 1.5%
Average Sales Price*	\$415,926	\$457,433	+ 10.0%	\$415,926	\$457,433	+ 10.0%
Percent of List Price Received*	97.4%	97.3%	- 0.1%	97.4%	97.3%	- 0.1%
Inventory of Homes for Sale	1,740	1,699	- 2.4%	—	—	—
Months Supply of Inventory	3.5	3.3	- 5.7%	—	—	—

Townhouse/Condo	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	316	307	- 2.8%	316	307	- 2.8%
Pending Sales	116	80	- 31.0%	116	80	- 31.0%
Closed Sales	91	80	- 12.1%	91	80	- 12.1%
Days on Market Until Sale	70	69	- 1.4%	70	69	- 1.4%
Median Sales Price*	\$265,523	\$278,950	+ 5.1%	\$265,523	\$278,950	+ 5.1%
Average Sales Price*	\$322,935	\$343,541	+ 6.4%	\$322,935	\$343,541	+ 6.4%
Percent of List Price Received*	96.8%	96.9%	+ 0.1%	96.8%	96.9%	+ 0.1%
Inventory of Homes for Sale	634	771	+ 21.6%	—	—	—
Months Supply of Inventory	4.3	6.2	+ 44.2%	—	—	—

* 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.

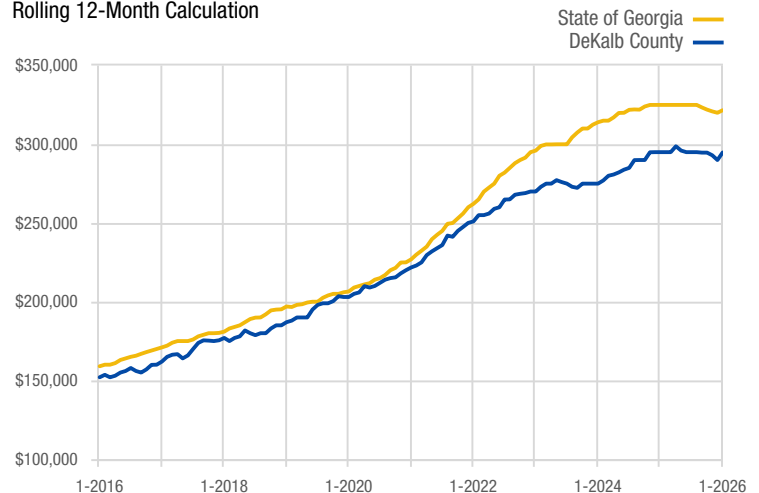
Median Sales Price - Single Family

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