

# Local Market Update – May 2026

A Research Tool Provided by Georgia Association of REALTORS



## DeKalb County

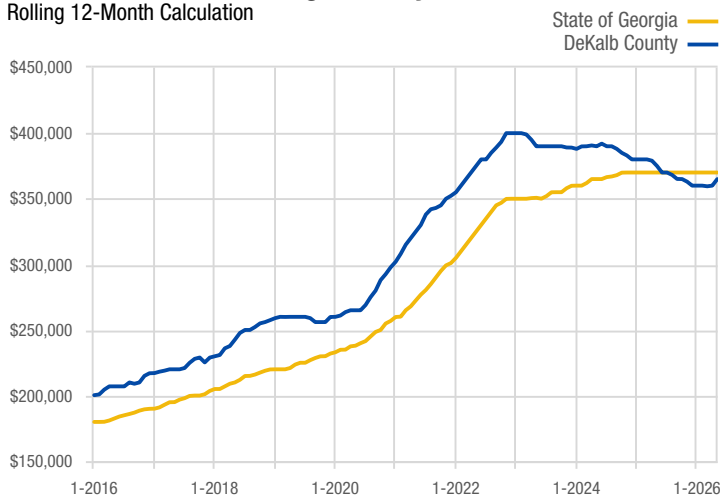
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
<b>Key Metrics</b>						
New Listings	1,147	837	- 27.0%	4,908	4,257	- 13.3%
Pending Sales	596	511	- 14.3%	2,714	2,692	- 0.8%
Closed Sales	604	581	- 3.8%	2,431	2,445	+ 0.6%
Days on Market Until Sale	42	36	- 14.3%	48	48	0.0%
Median Sales Price*	\$360,500	\$430,000	+ 19.3%	\$360,000	\$376,500	+ 4.6%
Average Sales Price*	\$471,567	\$555,919	+ 17.9%	\$478,150	\$511,866	+ 7.1%
Percent of List Price Received*	98.9%	99.2%	+ 0.3%	98.3%	98.6%	+ 0.3%
Inventory of Homes for Sale	2,340	1,751	- 25.2%	—	—	—
Months Supply of Inventory	4.6	3.4	- 26.1%	—	—	—

Townhouse/Condo	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
<b>Key Metrics</b>						
New Listings	341	311	- 8.8%	1,641	1,612	- 1.8%
Pending Sales	140	140	0.0%	712	698	- 2.0%
Closed Sales	159	170	+ 6.9%	661	638	- 3.5%
Days on Market Until Sale	52	55	+ 5.8%	56	63	+ 12.5%
Median Sales Price*	\$294,700	\$298,450	+ 1.3%	\$289,990	\$293,000	+ 1.0%
Average Sales Price*	\$365,958	\$357,963	- 2.2%	\$351,562	\$353,476	+ 0.5%
Percent of List Price Received*	97.9%	97.3%	- 0.6%	97.9%	97.2%	- 0.7%
Inventory of Homes for Sale	833	867	+ 4.1%	—	—	—
Months Supply of Inventory	6.0	6.9	+ 15.0%	—	—	—

\* 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.

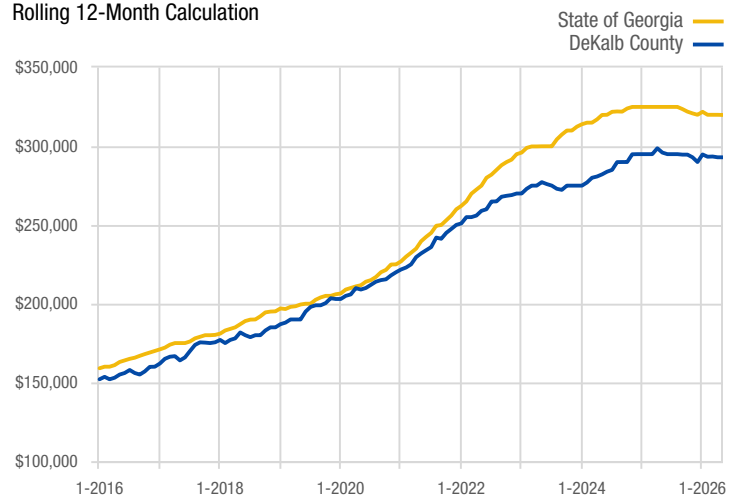
### Median Sales Price - Single Family

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