

Local Market Update – March 2026

A Research Tool Provided by Georgia Association of REALTORS



DeKalb County

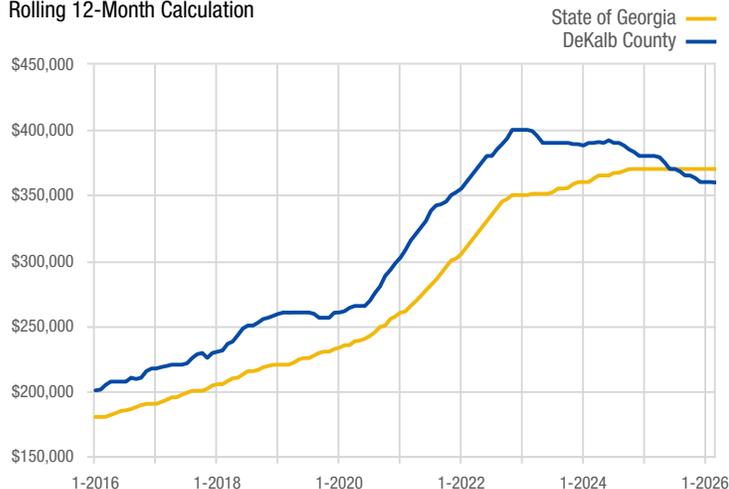
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	1,056	914	- 13.4%	2,673	2,461	- 7.9%
Pending Sales	611	587	- 3.9%	1,516	1,545	+ 1.9%
Closed Sales	496	553	+ 11.5%	1,235	1,303	+ 5.5%
Days on Market Until Sale	48	50	+ 4.2%	54	56	+ 3.7%
Median Sales Price*	\$379,425	\$365,880	- 3.6%	\$358,665	\$355,000	- 1.0%
Average Sales Price*	\$515,762	\$475,903	- 7.7%	\$477,258	\$476,103	- 0.2%
Percent of List Price Received*	98.3%	98.3%	0.0%	97.8%	98.0%	+ 0.2%
Inventory of Homes for Sale	1,947	1,715	- 11.9%	—	—	—
Months Supply of Inventory	3.9	3.3	- 15.4%	—	—	—

Townhouse/Condo	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	334	354	+ 6.0%	951	950	- 0.1%
Pending Sales	170	144	- 15.3%	413	394	- 4.6%
Closed Sales	129	161	+ 24.8%	331	335	+ 1.2%
Days on Market Until Sale	46	56	+ 21.7%	58	66	+ 13.8%
Median Sales Price*	\$293,730	\$294,000	+ 0.1%	\$284,495	\$290,000	+ 1.9%
Average Sales Price*	\$350,110	\$360,848	+ 3.1%	\$344,889	\$351,125	+ 1.8%
Percent of List Price Received*	98.2%	97.8%	- 0.4%	97.7%	96.8%	- 0.9%
Inventory of Homes for Sale	741	815	+ 10.0%	—	—	—
Months Supply of Inventory	5.2	6.5	+ 25.0%	—	—	—

* 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.

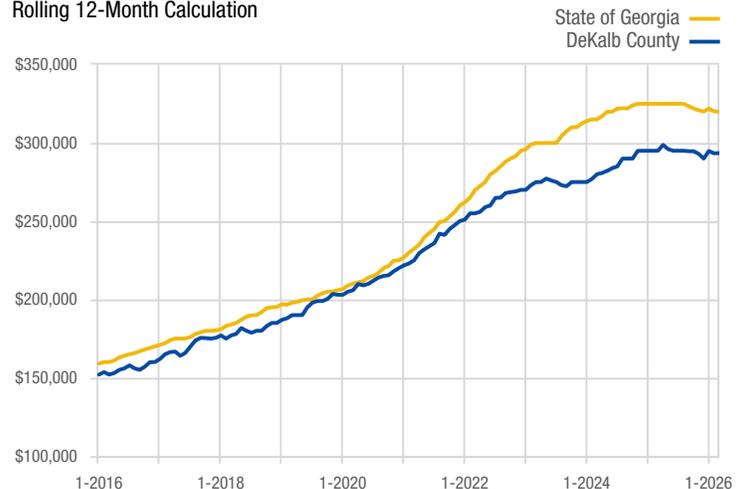
Median Sales Price - Single Family

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