

Local Market Update – December 2025

A Research Tool Provided by Georgia Association of REALTORS®



DeKalb County

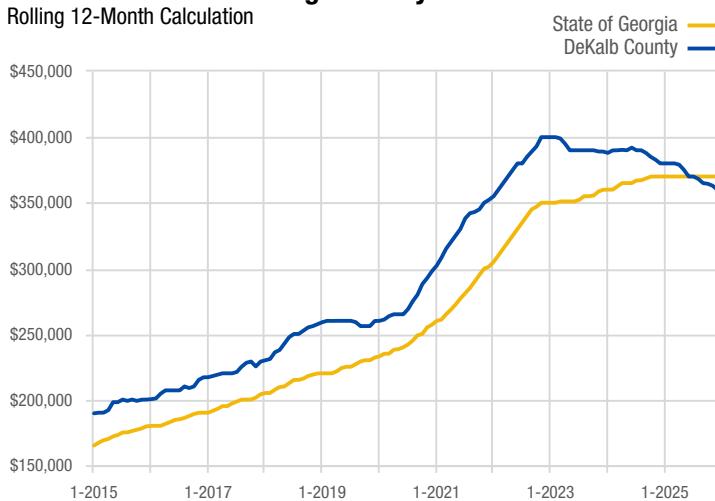
Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	623	486	- 22.0%	9,966	10,673	+ 7.1%
Pending Sales	382	316	- 17.3%	5,978	6,154	+ 2.9%
Closed Sales	526	539	+ 2.5%	5,919	6,184	+ 4.5%
Days on Market Until Sale	55	59	+ 7.3%	38	49	+ 28.9%
Median Sales Price*	\$368,490	\$330,000	- 10.4%	\$380,000	\$360,000	- 5.3%
Average Sales Price*	\$469,776	\$462,435	- 1.6%	\$496,129	\$479,849	- 3.3%
Percent of List Price Received*	97.9%	97.5%	- 0.4%	98.7%	98.1%	- 0.6%
Inventory of Homes for Sale	1,605	1,678	+ 4.5%	—	—	—
Months Supply of Inventory	3.2	3.3	+ 3.1%	—	—	—

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	162	158	- 2.5%	3,242	3,638	+ 12.2%
Pending Sales	88	94	+ 6.8%	1,837	1,518	- 17.4%
Closed Sales	124	114	- 8.1%	1,851	1,532	- 17.2%
Days on Market Until Sale	50	85	+ 70.0%	40	58	+ 45.0%
Median Sales Price*	\$295,100	\$266,500	- 9.7%	\$295,000	\$290,000	- 1.7%
Average Sales Price*	\$361,617	\$301,365	- 16.7%	\$352,154	\$349,629	- 0.7%
Percent of List Price Received*	96.8%	96.8%	0.0%	98.2%	97.5%	- 0.7%
Inventory of Homes for Sale	546	701	+ 28.4%	—	—	—
Months Supply of Inventory	3.6	5.5	+ 52.8%	—	—	—

* 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.

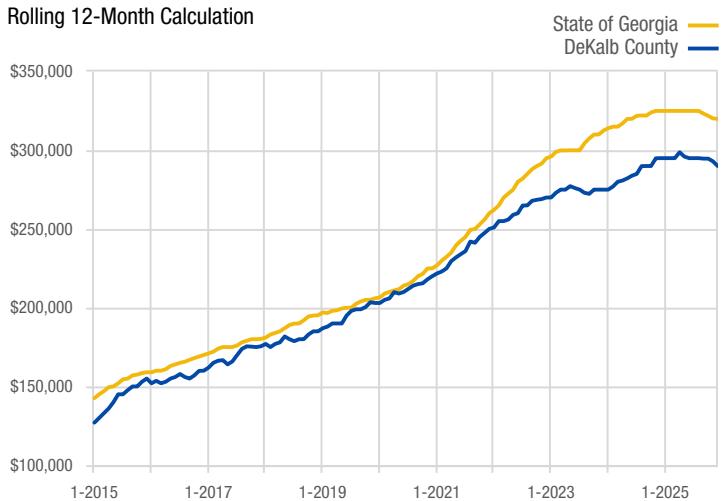
Median Sales Price - Single Family

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