

Local Market Update – December 2025

A Research Tool Provided by Georgia Association of REALTORS



DeKalb County

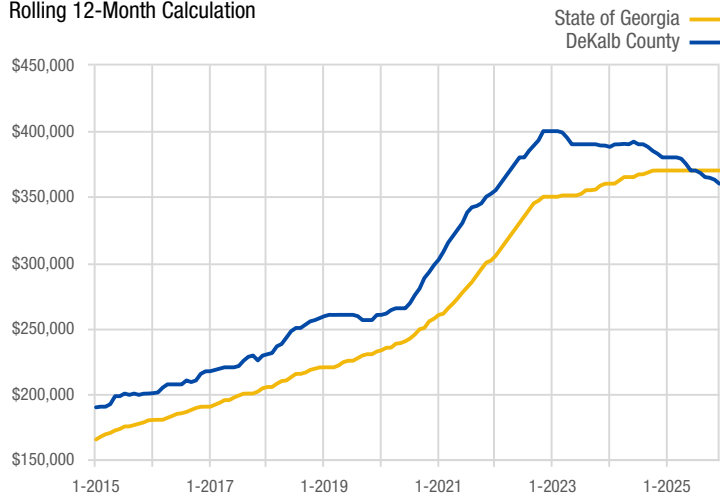
| Single Family | December | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------|--------------|--------------|----------|
| Key Metrics | 2024 | 2025 | % Change | Thru 12-2024 | Thru 12-2025 | % Change |
| New Listings | 623 | 486 | - 22.0% | 9,966 | 10,673 | + 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% | — | — | — |

| Townhouse/Condo | December | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------|--------------|--------------|----------|
| Key Metrics | 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.

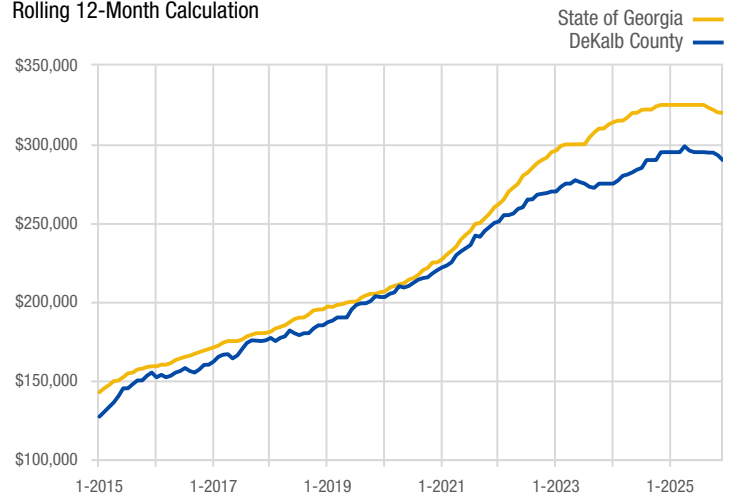
Median Sales Price - Single Family

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.