Local Market Update – August 2026

A Research Tool Provided by Georgia Association of REALTORS

DeKalb County

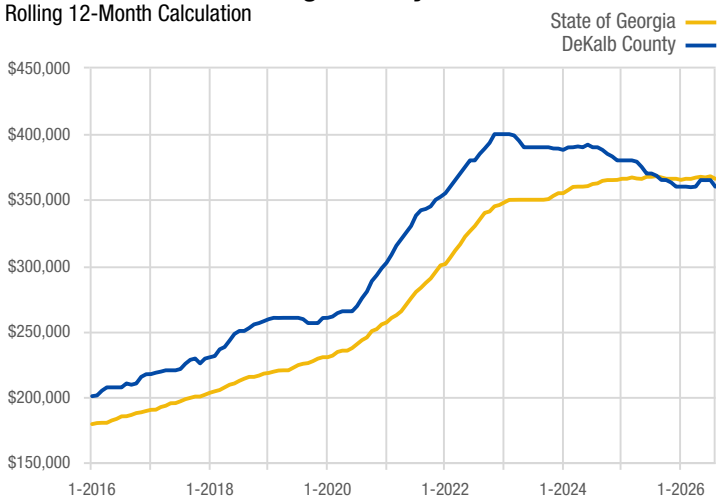
Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	838	**771**	- 8.0%	7,811	**6,796**	- 13.0%
Pending Sales	535	**437**	- 18.3%	4,337	**4,170**	- 3.9%
Closed Sales	524	**481**	- 8.2%	4,150	**4,073**	- 1.9%
Days on Market Until Sale	43	**44**	+ 2.3%	46	**46**	0.0%
Median Sales Price*	$373,000	**$350,000**	- 6.2%	$370,000	**$375,125**	+ 1.4%
Average Sales Price*	$474,986	**$489,274**	+ 3.0%	$487,476	**$510,905**	+ 4.8%
Percent of List Price Received*	98.0%	**98.6%**	+ 0.6%	98.3%	**98.6%**	+ 0.3%
Inventory of Homes for Sale	2,438	**1,830**	- 24.9%	—	—	—
Months Supply of Inventory	4.7	**3.7**	- 21.3%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	317	**311**	- 1.9%	2,615	**2,586**	- 1.1%
Pending Sales	129	**108**	- 16.3%	1,094	**1,101**	+ 0.6%
Closed Sales	129	**121**	- 6.2%	1,061	**1,076**	+ 1.4%
Days on Market Until Sale	55	**56**	+ 1.8%	55	**60**	+ 9.1%
Median Sales Price*	$289,990	**$281,500**	- 2.9%	$290,000	**$293,500**	+ 1.2%
Average Sales Price*	$373,501	**$341,678**	- 8.5%	$352,679	**$355,656**	+ 0.8%
Percent of List Price Received*	97.6%	**97.5%**	- 0.1%	97.8%	**97.3%**	- 0.5%
Inventory of Homes for Sale	864	**915**	+ 5.9%	—	—	—
Months Supply of Inventory	6.6	**7.2**	+ 9.1%	—	—	—

* 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.

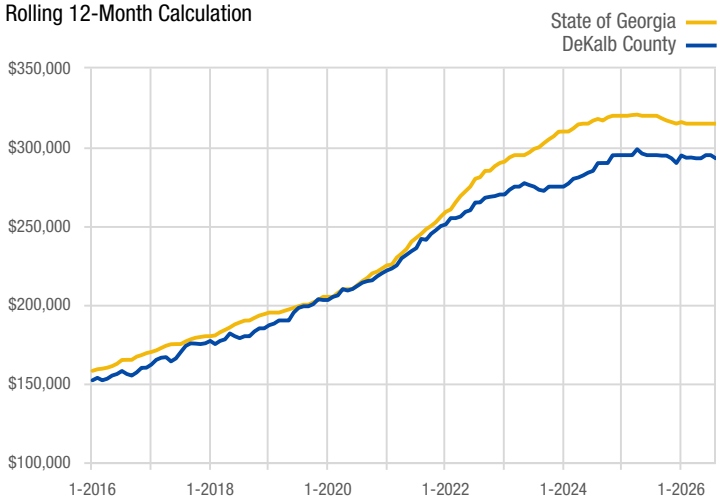
Median Sales Price - Single Family

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