Local Market Update – October 2026

A Research Tool Provided by Georgia Association of REALTORS

DeKalb County

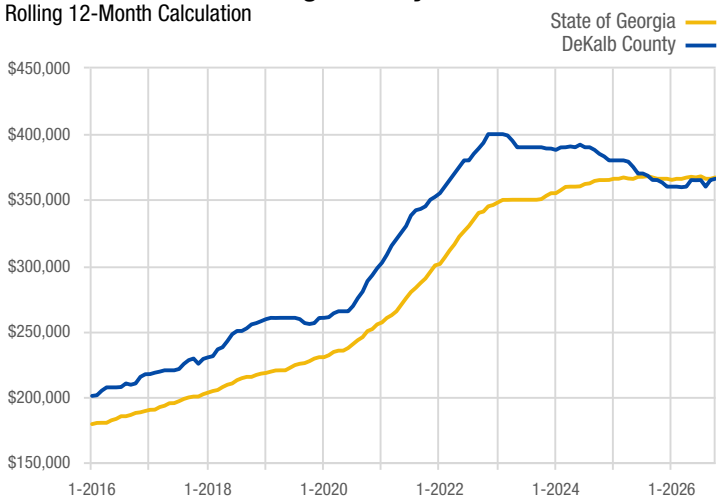
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	893	**770**	- 13.8%	9,582	**8,338**	- 13.0%
Pending Sales	530	**337**	- 36.4%	5,384	**4,920**	- 8.6%
Closed Sales	547	**392**	- 28.3%	5,231	**4,887**	- 6.6%
Days on Market Until Sale	57	**47**	- 17.5%	47	**46**	- 2.1%
Median Sales Price*	$319,900	**$330,000**	+ 3.2%	$364,000	**$375,000**	+ 3.0%
Average Sales Price*	$439,130	**$482,073**	+ 9.8%	$483,305	**$509,008**	+ 5.3%
Percent of List Price Received*	97.7%	**97.4%**	- 0.3%	98.2%	**98.5%**	+ 0.3%
Inventory of Homes for Sale	2,251	**1,933**	- 14.1%	—	**—**	—
Months Supply of Inventory	4.3	**4.1**	- 4.7%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	311	**264**	- 15.1%	3,242	**3,167**	- 2.3%
Pending Sales	111	**69**	- 37.8%	1,323	**1,327**	+ 0.3%
Closed Sales	115	**98**	- 14.8%	1,318	**1,300**	- 1.4%
Days on Market Until Sale	56	**63**	+ 12.5%	55	**59**	+ 7.3%
Median Sales Price*	$285,000	**$286,500**	+ 0.5%	$292,000	**$292,155**	+ 0.1%
Average Sales Price*	$337,128	**$322,928**	- 4.2%	$352,971	**$351,017**	- 0.6%
Percent of List Price Received*	96.8%	**97.6%**	+ 0.8%	97.6%	**97.3%**	- 0.3%
Inventory of Homes for Sale	911	**880**	- 3.4%	—	**—**	—
Months Supply of Inventory	7.2	**6.9**	- 4.2%	—	**—**	—

* 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.

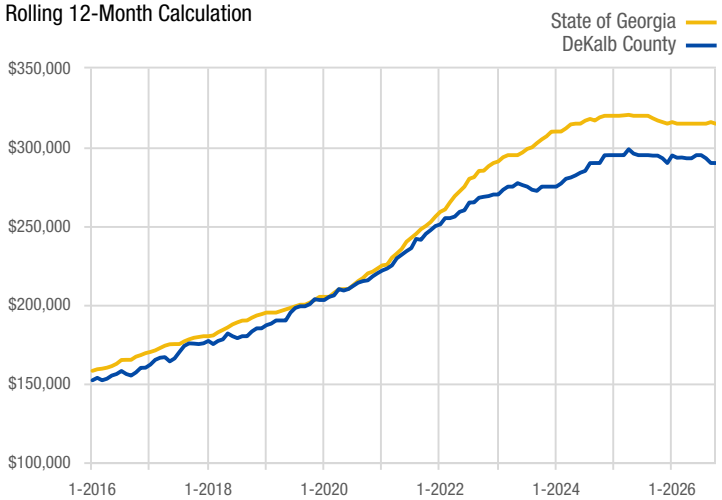
Median Sales Price - Single Family

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