

# Local Market Update – April 2026

A Research Tool Provided by Georgia Association of REALTORS



## DeKalb County

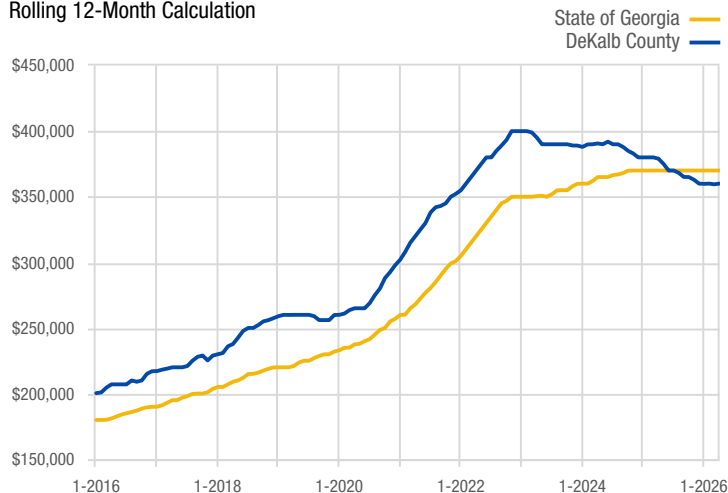
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
<b>Key Metrics</b>						
New Listings	1,088	<b>956</b>	- 12.1%	3,761	<b>3,421</b>	- 9.0%
Pending Sales	602	<b>557</b>	- 7.5%	2,118	<b>2,145</b>	+ 1.3%
Closed Sales	592	<b>556</b>	- 6.1%	1,827	<b>1,863</b>	+ 2.0%
Days on Market Until Sale	43	<b>40</b>	- 7.0%	50	<b>51</b>	+ 2.0%
Median Sales Price*	\$370,405	<b>\$392,630</b>	+ 6.0%	\$360,000	<b>\$367,000</b>	+ 1.9%
Average Sales Price*	\$486,726	<b>\$550,320</b>	+ 13.1%	\$480,326	<b>\$498,011</b>	+ 3.7%
Percent of List Price Received*	98.7%	<b>99.4%</b>	+ 0.7%	98.1%	<b>98.4%</b>	+ 0.3%
Inventory of Homes for Sale	2,115	<b>1,814</b>	- 14.2%	—	—	—
Months Supply of Inventory	4.2	<b>3.5</b>	- 16.7%	—	—	—

Townhouse/Condo	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
<b>Key Metrics</b>						
New Listings	349	<b>344</b>	- 1.4%	1,300	<b>1,300</b>	0.0%
Pending Sales	159	<b>134</b>	- 15.7%	572	<b>537</b>	- 6.1%
Closed Sales	171	<b>133</b>	- 22.2%	502	<b>468</b>	- 6.8%
Days on Market Until Sale	55	<b>66</b>	+ 20.0%	57	<b>66</b>	+ 15.8%
Median Sales Price*	\$305,000	<b>\$305,000</b>	0.0%	\$289,990	<b>\$292,980</b>	+ 1.0%
Average Sales Price*	\$351,055	<b>\$353,664</b>	+ 0.7%	\$346,993	<b>\$351,846</b>	+ 1.4%
Percent of List Price Received*	98.1%	<b>98.0%</b>	- 0.1%	97.9%	<b>97.1%</b>	- 0.8%
Inventory of Homes for Sale	796	<b>854</b>	+ 7.3%	—	—	—
Months Supply of Inventory	5.6	<b>6.9</b>	+ 23.2%	—	—	—

\* 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.

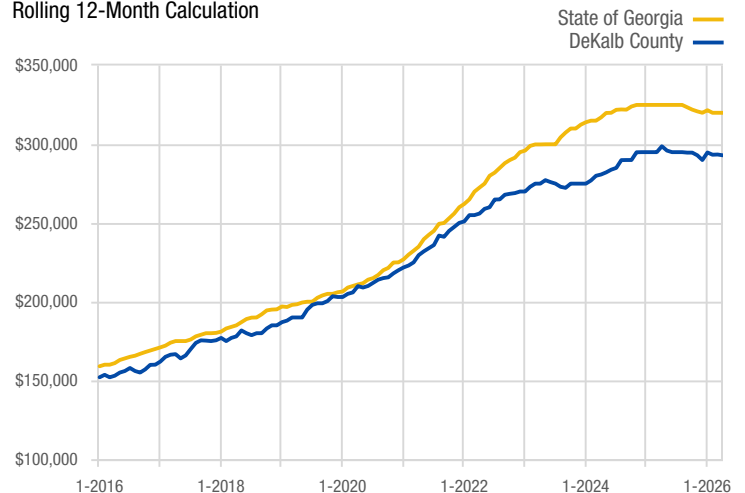
### Median Sales Price - Single Family

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