Local Market Update – October 2026

A Research Tool Provided by Georgia Association of REALTORS

Effingham County

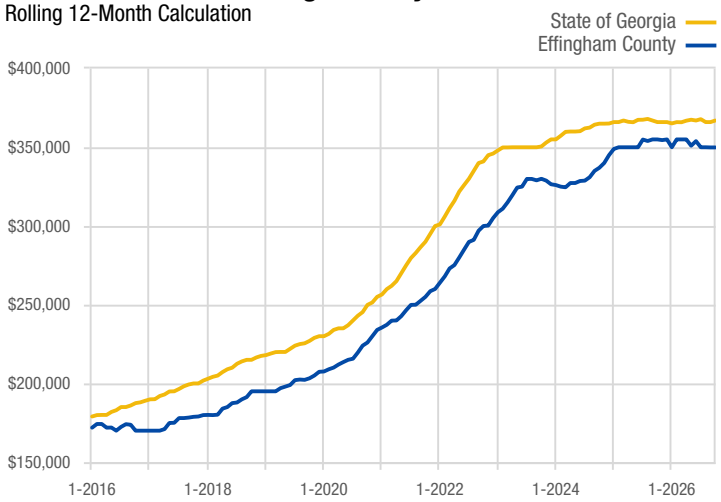
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	182	**106**	- 41.8%	1,699	**1,687**	- 0.7%
Pending Sales	114	**75**	- 34.2%	1,192	**1,186**	- 0.5%
Closed Sales	112	**73**	- 34.8%	1,186	**1,187**	+ 0.1%
Days on Market Until Sale	59	**85**	+ 44.1%	70	**80**	+ 14.3%
Median Sales Price*	$337,712	**$329,880**	- 2.3%	$354,990	**$349,900**	- 1.4%
Average Sales Price*	$350,888	**$370,936**	+ 5.7%	$378,155	**$375,524**	- 0.7%
Percent of List Price Received*	99.4%	**98.9%**	- 0.5%	99.0%	**98.6%**	- 0.4%
Inventory of Homes for Sale	546	**624**	+ 14.3%	—	**—**	—
Months Supply of Inventory	4.8	**5.5**	+ 14.6%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	9	**14**	+ 55.6%	56	**71**	+ 26.8%
Pending Sales	1	**6**	+ 500.0%	18	**42**	+ 133.3%
Closed Sales	2	**6**	+ 200.0%	17	**38**	+ 123.5%
Days on Market Until Sale	85	**96**	+ 12.9%	74	**172**	+ 132.4%
Median Sales Price*	$268,900	**$213,495**	- 20.6%	$250,000	**$278,900**	+ 11.6%
Average Sales Price*	$268,900	**$220,412**	- 18.0%	$255,346	**$263,220**	+ 3.1%
Percent of List Price Received*	100.0%	**96.3%**	- 3.7%	99.5%	**98.8%**	- 0.7%
Inventory of Homes for Sale	40	**43**	+ 7.5%	—	**—**	—
Months Supply of Inventory	19.0	**10.5**	- 44.7%	—	**—**	—

* 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.

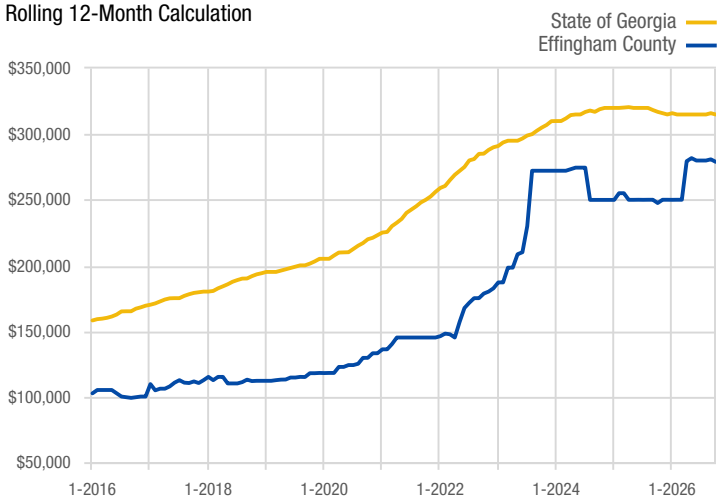
Median Sales Price - Single Family

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.