

Local Market Update – April 2026

A Research Tool Provided by Georgia Association of REALTORS



Effingham County

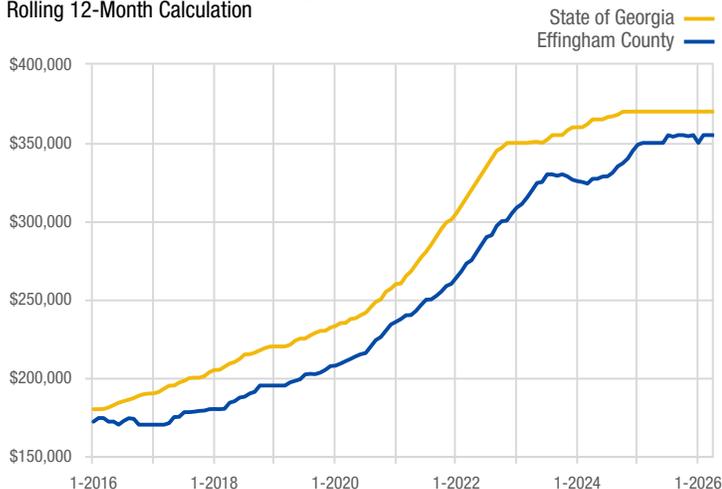
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	182	197	+ 8.2%	602	769	+ 27.7%
Pending Sales	121	124	+ 2.5%	460	565	+ 22.8%
Closed Sales	118	147	+ 24.6%	401	474	+ 18.2%
Days on Market Until Sale	78	87	+ 11.5%	77	84	+ 9.1%
Median Sales Price*	\$362,700	\$362,990	+ 0.1%	\$354,990	\$354,450	- 0.2%
Average Sales Price*	\$388,446	\$384,522	- 1.0%	\$380,785	\$377,245	- 0.9%
Percent of List Price Received*	98.9%	98.9%	0.0%	98.8%	98.7%	- 0.1%
Inventory of Homes for Sale	416	582	+ 39.9%	—	—	—
Months Supply of Inventory	3.7	4.7	+ 27.0%	—	—	—

Townhouse/Condo	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	8	9	+ 12.5%	18	16	- 11.1%
Pending Sales	2	2	0.0%	5	18	+ 260.0%
Closed Sales	1	4	+ 300.0%	4	15	+ 275.0%
Days on Market Until Sale	59	329	+ 457.6%	53	213	+ 301.9%
Median Sales Price*	\$250,000	\$282,900	+ 13.2%	\$252,500	\$281,740	+ 11.6%
Average Sales Price*	\$250,000	\$287,400	+ 15.0%	\$252,500	\$272,983	+ 8.1%
Percent of List Price Received*	100.0%	99.8%	- 0.2%	100.0%	99.1%	- 0.9%
Inventory of Homes for Sale	22	26	+ 18.2%	—	—	—
Months Supply of Inventory	8.8	8.4	- 4.5%	—	—	—

* 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.

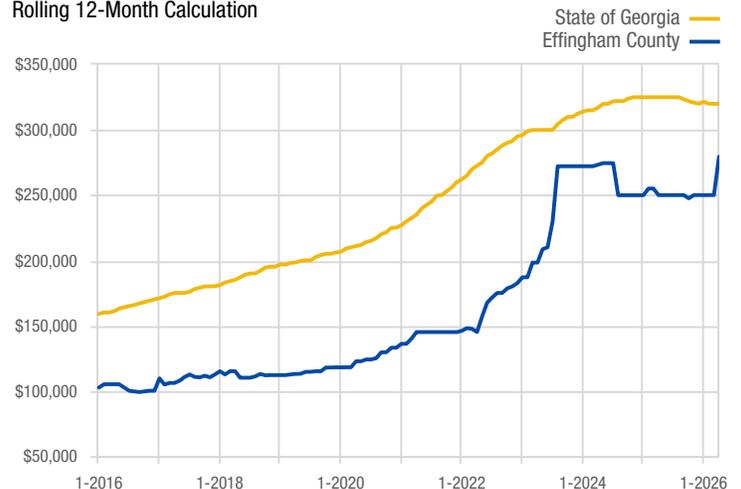
Median Sales Price - Single Family

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.