

Local Market Update – December 2025

A Research Tool Provided by Georgia Association of REALTORS



Effingham County

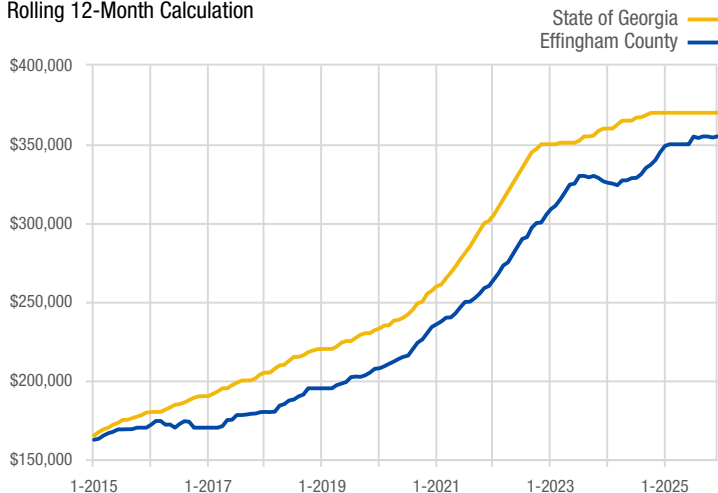
Single Family	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	90	107	+ 18.9%	1,763	1,945	+ 10.3%
Pending Sales	82	94	+ 14.6%	1,402	1,382	- 1.4%
Closed Sales	106	113	+ 6.6%	1,388	1,377	- 0.8%
Days on Market Until Sale	67	71	+ 6.0%	52	69	+ 32.7%
Median Sales Price*	\$349,990	\$357,990	+ 2.3%	\$345,000	\$354,990	+ 2.9%
Average Sales Price*	\$370,025	\$391,606	+ 5.8%	\$368,763	\$378,684	+ 2.7%
Percent of List Price Received*	99.5%	98.4%	- 1.1%	99.5%	98.9%	- 0.6%
Inventory of Homes for Sale	353	505	+ 43.1%	—	—	—
Months Supply of Inventory	3.0	4.4	+ 46.7%	—	—	—

Townhouse/Condo	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	2	0	- 100.0%	31	55	+ 77.4%
Pending Sales	1	3	+ 200.0%	32	21	- 34.4%
Closed Sales	1	1	0.0%	32	19	- 40.6%
Days on Market Until Sale	101	64	- 36.6%	55	72	+ 30.9%
Median Sales Price*	\$229,000	\$249,950	+ 9.1%	\$249,900	\$250,000	+ 0.0%
Average Sales Price*	\$229,000	\$249,950	+ 9.1%	\$255,667	\$257,395	+ 0.7%
Percent of List Price Received*	100.0%	100.0%	0.0%	100.2%	99.7%	- 0.5%
Inventory of Homes for Sale	10	32	+ 220.0%	—	—	—
Months Supply of Inventory	3.1	13.7	+ 341.9%	—	—	—

* 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.

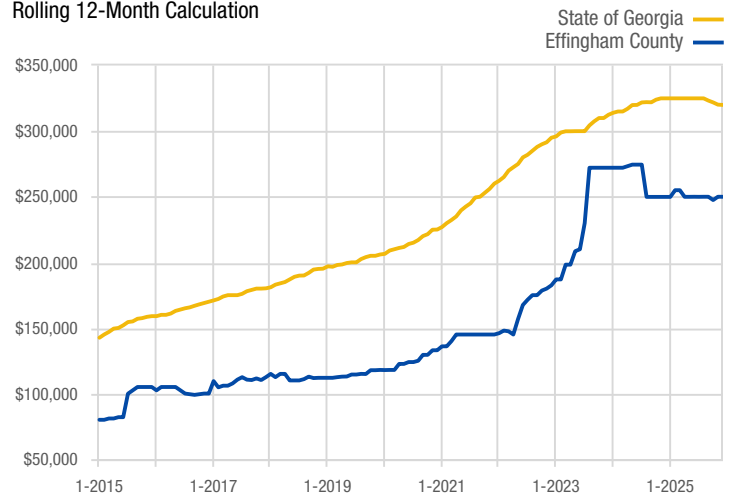
Median Sales Price - Single Family

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