

Local Market Update – July 2026

A Research Tool Provided by Georgia Association of REALTORS



Fannin County

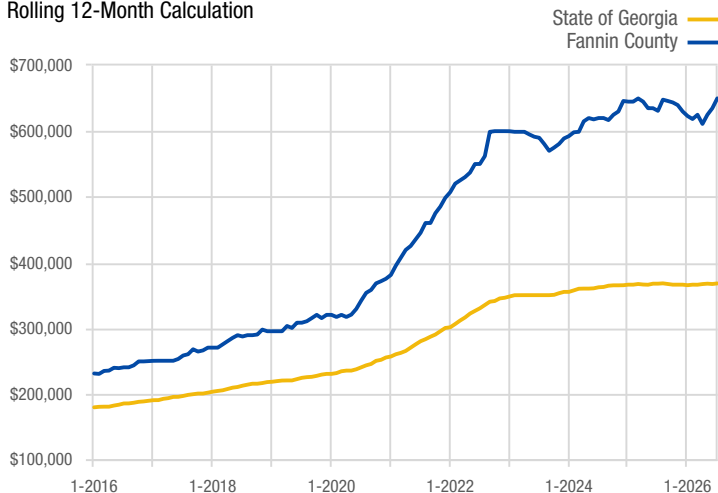
Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	270	291	+ 7.8%	1,813	1,909	+ 5.3%
Pending Sales	95	119	+ 25.3%	633	741	+ 17.1%
Closed Sales	87	109	+ 25.3%	620	696	+ 12.3%
Days on Market Until Sale	82	90	+ 9.8%	90	85	- 5.6%
Median Sales Price*	\$539,500	\$815,000	+ 51.1%	\$600,000	\$650,000	+ 8.3%
Average Sales Price*	\$671,664	\$918,093	+ 36.7%	\$698,565	\$752,262	+ 7.7%
Percent of List Price Received*	95.6%	95.5%	- 0.1%	95.6%	95.2%	- 0.4%
Inventory of Homes for Sale	1,151	1,185	+ 3.0%	—	—	—
Months Supply of Inventory	11.9	10.9	- 8.4%	—	—	—

Townhouse/Condo	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	0	2	—	31	9	- 71.0%
Pending Sales	0	0	0.0%	10	5	- 50.0%
Closed Sales	1	2	+ 100.0%	15	6	- 60.0%
Days on Market Until Sale	12	16	+ 33.3%	73	194	+ 165.8%
Median Sales Price*	\$740,000	\$504,676	- 31.8%	\$282,306	\$498,176	+ 76.5%
Average Sales Price*	\$740,000	\$504,676	- 31.8%	\$312,187	\$469,617	+ 50.4%
Percent of List Price Received*	100.0%	102.6%	+ 2.6%	100.4%	98.8%	- 1.6%
Inventory of Homes for Sale	20	23	+ 15.0%	—	—	—
Months Supply of Inventory	7.5	15.3	+ 104.0%	—	—	—

* 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.

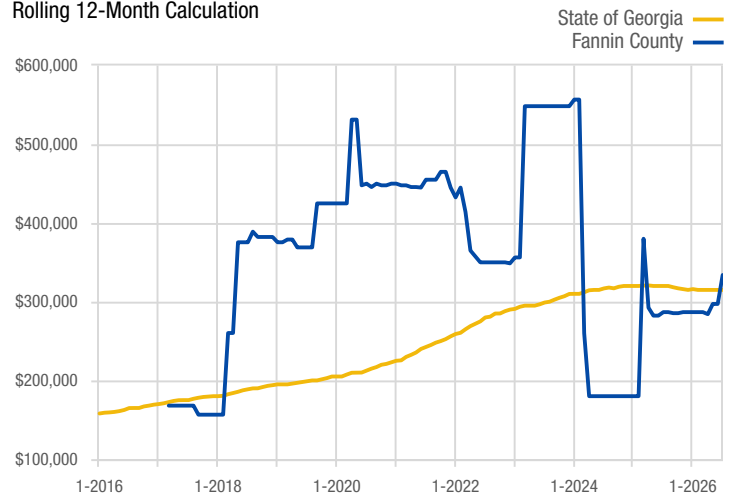
Median Sales Price - Single Family

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