Local Market Update – October 2026

A Research Tool Provided by Georgia Association of REALTORS

Fannin County

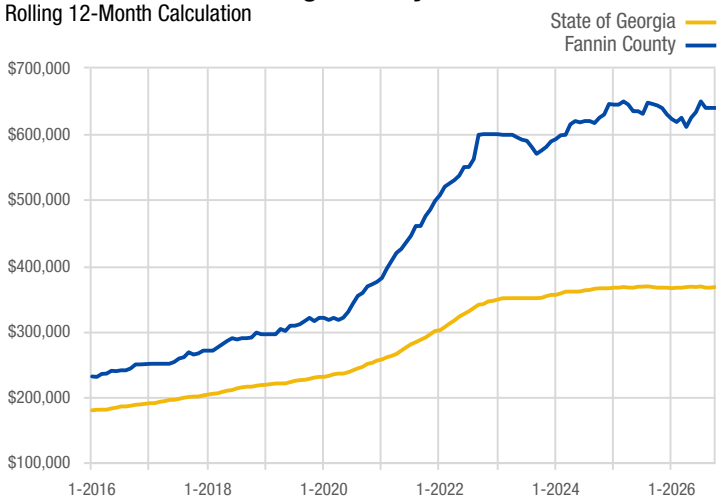
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	270	**298**	+ 10.4%	2,627	**2,775**	+ 5.6%
Pending Sales	119	**98**	- 17.6%	986	**1,081**	+ 9.6%
Closed Sales	124	**124**	0.0%	959	**1,054**	+ 9.9%
Days on Market Until Sale	77	**106**	+ 37.7%	89	**89**	0.0%
Median Sales Price*	$655,000	**$662,500**	+ 1.1%	$635,000	**$650,000**	+ 2.4%
Average Sales Price*	$814,226	**$749,934**	- 7.9%	$744,357	**$753,390**	+ 1.2%
Percent of List Price Received*	96.0%	**96.0%**	0.0%	95.4%	**95.4%**	0.0%
Inventory of Homes for Sale	1,177	**1,234**	+ 4.8%	—	**—**	—
Months Supply of Inventory	11.9	**11.4**	- 4.2%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	4	**23**	+ 475.0%	37	**33**	- 10.8%
Pending Sales	0	**2**	—	10	**7**	- 30.0%
Closed Sales	0	**0**	0.0%	18	**7**	- 61.1%
Days on Market Until Sale	—	**—**	—	61	**170**	+ 178.7%
Median Sales Price*	—	**—**	—	$285,448	**$376,351**	+ 31.8%
Average Sales Price*	—	**—**	—	$308,958	**$456,293**	+ 47.7%
Percent of List Price Received*	—	**—**	—	100.4%	**100.0%**	- 0.4%
Inventory of Homes for Sale	24	**42**	+ 75.0%	—	**—**	—
Months Supply of Inventory	7.6	**26.3**	+ 246.1%	—	**—**	—

* 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.

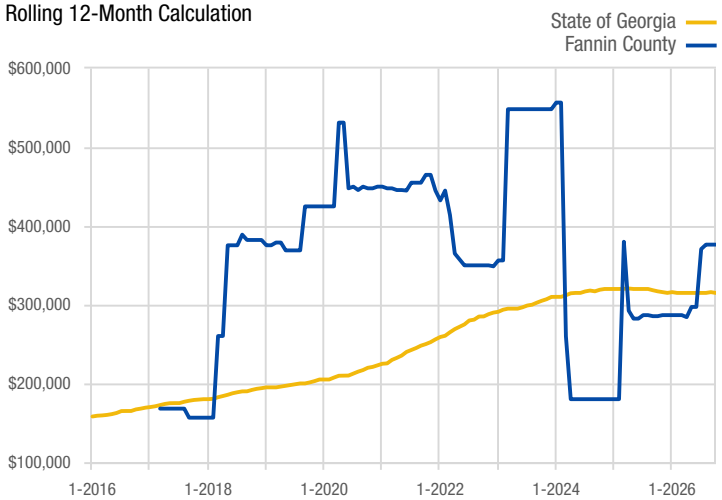
Median Sales Price - Single Family

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.