

# Local Market Update – December 2025

A Research Tool Provided by Georgia Association of REALTORS®



## Fayette County

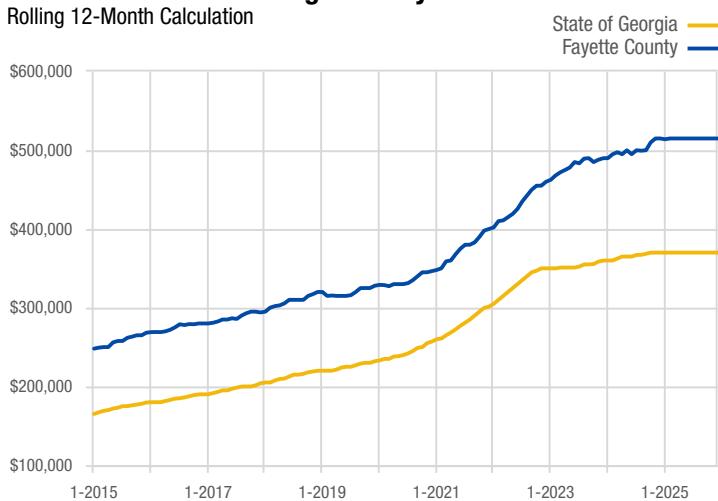
Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	124	120	- 3.2%	2,072	2,425	+ 17.0%
Pending Sales	75	71	- 5.3%	1,312	1,370	+ 4.4%
Closed Sales	94	107	+ 13.8%	1,337	1,374	+ 2.8%
Days on Market Until Sale	50	47	- 6.0%	32	39	+ 21.9%
Median Sales Price*	\$512,500	<b>\$552,000</b>	+ 7.7%	\$515,000	<b>\$515,000</b>	0.0%
Average Sales Price*	\$616,668	<b>\$621,973</b>	+ 0.9%	\$585,101	<b>\$604,530</b>	+ 3.3%
Percent of List Price Received*	97.7%	<b>97.5%</b>	- 0.2%	98.5%	<b>97.8%</b>	- 0.7%
Inventory of Homes for Sale	288	<b>391</b>	+ 35.8%	—	—	—
Months Supply of Inventory	2.6	<b>3.4</b>	+ 30.8%	—	—	—

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	10	7	- 30.0%	150	<b>192</b>	+ 28.0%
Pending Sales	4	1	- 75.0%	83	<b>81</b>	- 2.4%
Closed Sales	3	3	0.0%	81	<b>83</b>	+ 2.5%
Days on Market Until Sale	48	65	+ 35.4%	35	<b>53</b>	+ 51.4%
Median Sales Price*	\$445,000	<b>\$170,000</b>	- 61.8%	\$320,000	<b>\$294,500</b>	- 8.0%
Average Sales Price*	\$473,333	<b>\$224,967</b>	- 52.5%	\$367,440	<b>\$345,105</b>	- 6.1%
Percent of List Price Received*	96.8%	<b>93.9%</b>	- 3.0%	98.2%	<b>98.0%</b>	- 0.2%
Inventory of Homes for Sale	36	<b>50</b>	+ 38.9%	—	—	—
Months Supply of Inventory	5.2	<b>7.4</b>	+ 42.3%	—	—	—

\* 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.

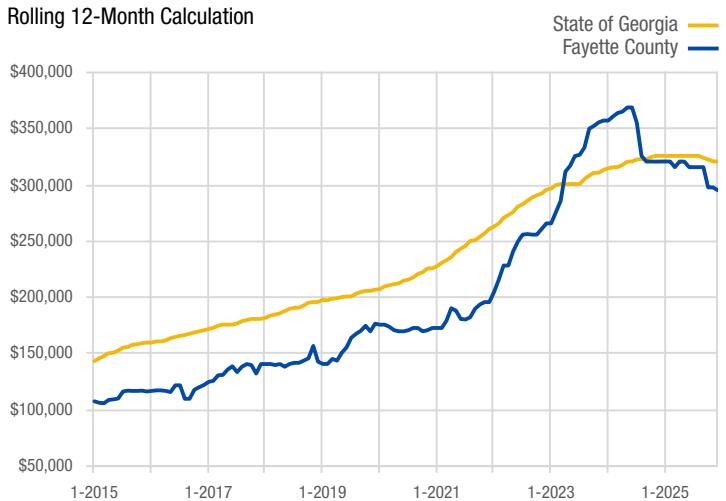
### Median Sales Price - Single Family

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.