

Local Market Update – May 2026

A Research Tool Provided by Georgia Association of REALTORS



Fayette County

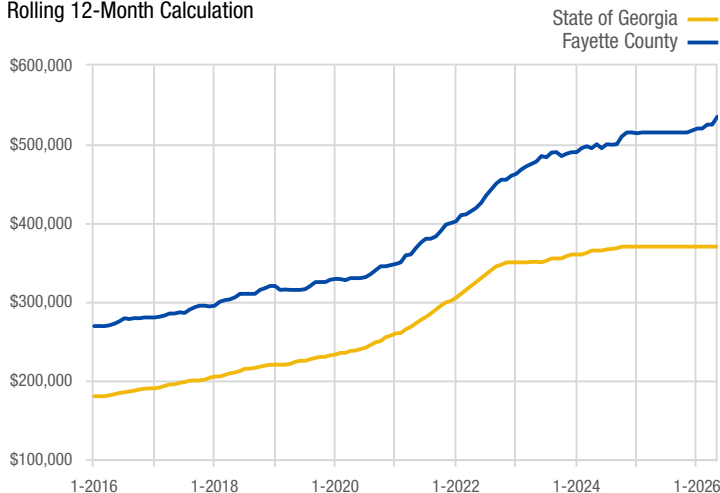
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	263	270	+ 2.7%	1,131	1,180	+ 4.3%
Pending Sales	138	139	+ 0.7%	606	629	+ 3.8%
Closed Sales	130	164	+ 26.2%	527	553	+ 4.9%
Days on Market Until Sale	30	38	+ 26.7%	36	47	+ 30.6%
Median Sales Price*	\$511,100	\$552,500	+ 8.1%	\$500,000	\$544,000	+ 8.8%
Average Sales Price*	\$585,552	\$629,118	+ 7.4%	\$577,329	\$603,003	+ 4.4%
Percent of List Price Received*	98.3%	98.4%	+ 0.1%	98.0%	97.9%	- 0.1%
Inventory of Homes for Sale	479	572	+ 19.4%	—	—	—
Months Supply of Inventory	4.3	4.9	+ 14.0%	—	—	—

Townhouse/Condo	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	18	27	+ 50.0%	75	98	+ 30.7%
Pending Sales	9	11	+ 22.2%	43	34	- 20.9%
Closed Sales	8	9	+ 12.5%	38	26	- 31.6%
Days on Market Until Sale	86	58	- 32.6%	51	60	+ 17.6%
Median Sales Price*	\$265,000	\$360,000	+ 35.8%	\$315,000	\$357,000	+ 13.3%
Average Sales Price*	\$342,026	\$411,444	+ 20.3%	\$377,563	\$392,562	+ 4.0%
Percent of List Price Received*	98.7%	98.9%	+ 0.2%	98.7%	98.6%	- 0.1%
Inventory of Homes for Sale	37	58	+ 56.8%	—	—	—
Months Supply of Inventory	5.1	9.5	+ 86.3%	—	—	—

* 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.

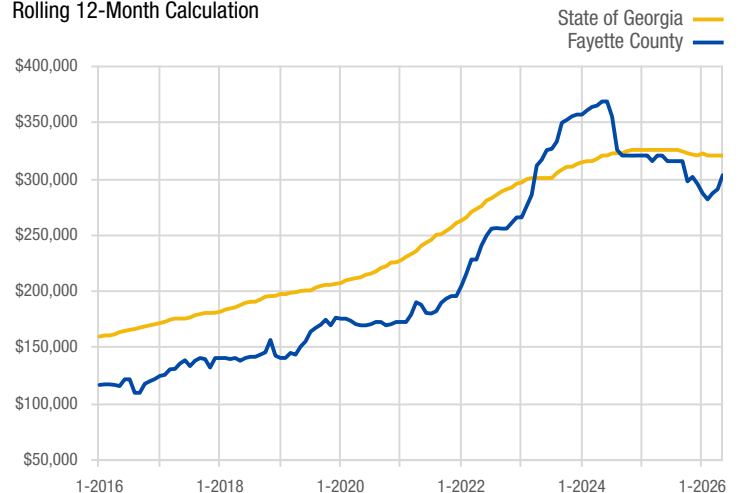
Median Sales Price - Single Family

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