

Local Market Update – December 2025

A Research Tool Provided by Georgia Association of REALTORS



Fayette County

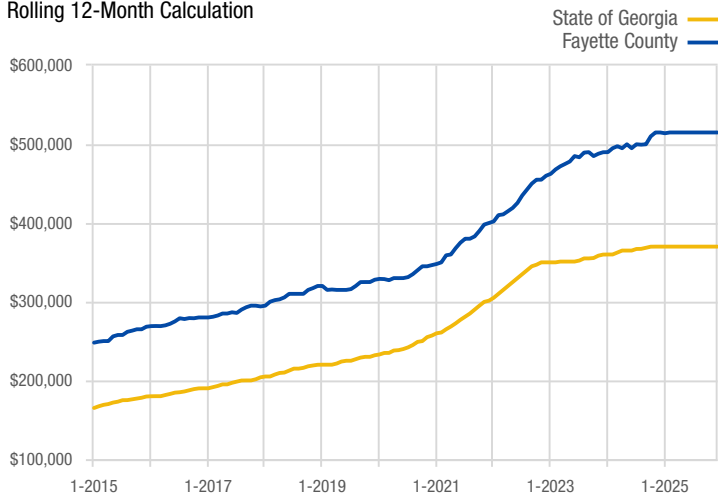
Single Family	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	124	120	- 3.2%	2,072	2,425	+ 17.0%
Pending Sales	75	71	- 5.3%	1,312	1,370	+ 4.4%
Closed Sales	94	107	+ 13.8%	1,337	1,374	+ 2.8%
Days on Market Until Sale	50	47	- 6.0%	32	39	+ 21.9%
Median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

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

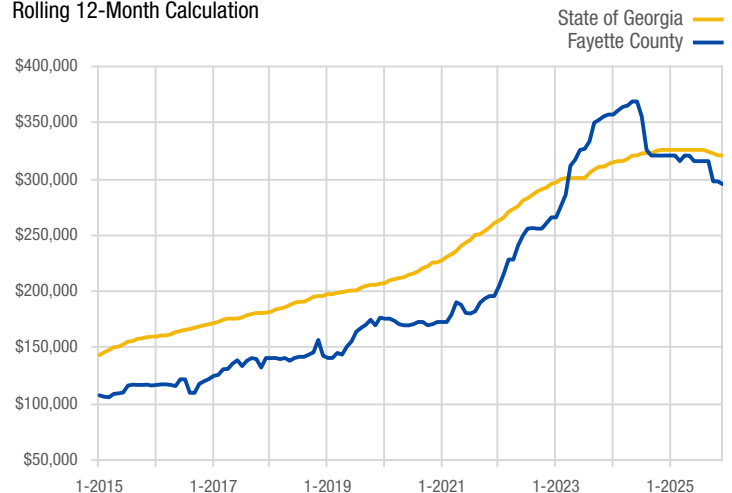
Median Sales Price - Single Family

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.