

Local Market Update – December 2025

A Research Tool Provided by Georgia Association of REALTORS



Fulton County

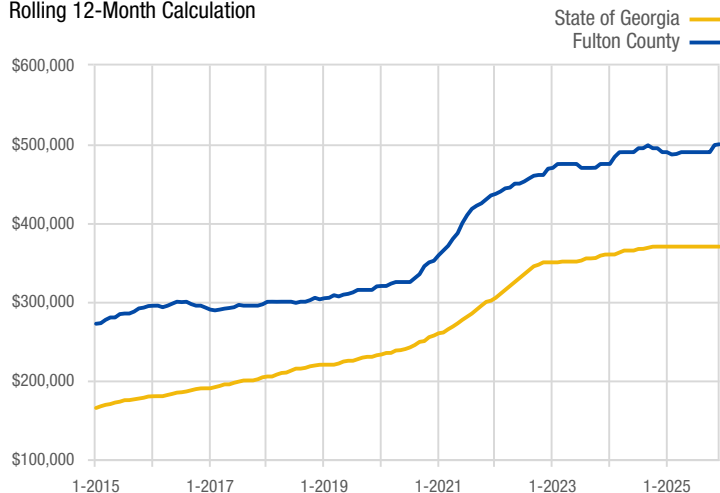
Single Family	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	793	700	- 11.7%	14,851	14,639	- 1.4%
Pending Sales	456	403	- 11.6%	7,859	7,757	- 1.3%
Closed Sales	627	646	+ 3.0%	7,851	7,812	- 0.5%
Days on Market Until Sale	53	60	+ 13.2%	39	49	+ 25.6%
Median Sales Price*	\$430,000	\$452,000	+ 5.1%	\$490,000	\$500,000	+ 2.0%
Average Sales Price*	\$670,290	\$678,810	+ 1.3%	\$698,919	\$709,042	+ 1.4%
Percent of List Price Received*	97.6%	96.9%	- 0.7%	98.3%	97.9%	- 0.4%
Inventory of Homes for Sale	2,423	2,337	- 3.5%	—	—	—
Months Supply of Inventory	3.7	3.6	- 2.7%	—	—	—

Townhouse/Condo	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	377	403	+ 6.9%	7,978	8,571	+ 7.4%
Pending Sales	237	207	- 12.7%	4,053	3,798	- 6.3%
Closed Sales	340	312	- 8.2%	4,029	3,837	- 4.8%
Days on Market Until Sale	62	61	- 1.6%	45	59	+ 31.1%
Median Sales Price*	\$345,750	\$360,000	+ 4.1%	\$355,000	\$354,146	- 0.2%
Average Sales Price*	\$447,216	\$457,591	+ 2.3%	\$438,459	\$450,795	+ 2.8%
Percent of List Price Received*	98.2%	97.4%	- 0.8%	98.3%	97.7%	- 0.6%
Inventory of Homes for Sale	1,493	1,668	+ 11.7%	—	—	—
Months Supply of Inventory	4.4	5.3	+ 20.5%	—	—	—

* 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.

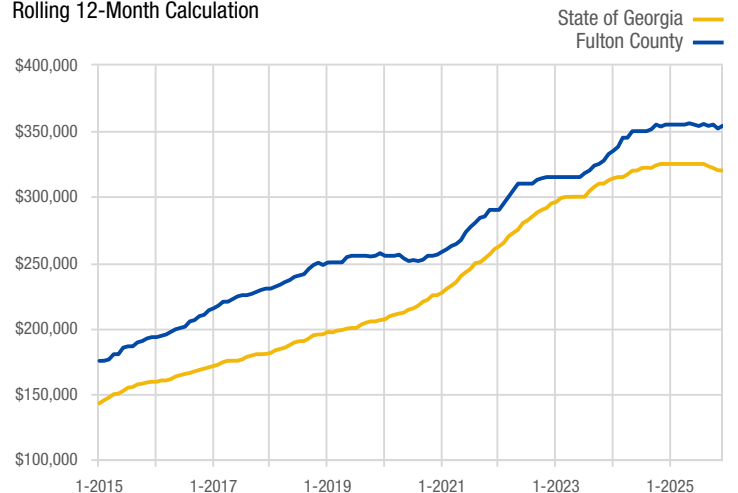
Median Sales Price - Single Family

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.