

# Local Market Update – December 2025

A Research Tool Provided by Georgia Association of REALTORS®



## Fulton County

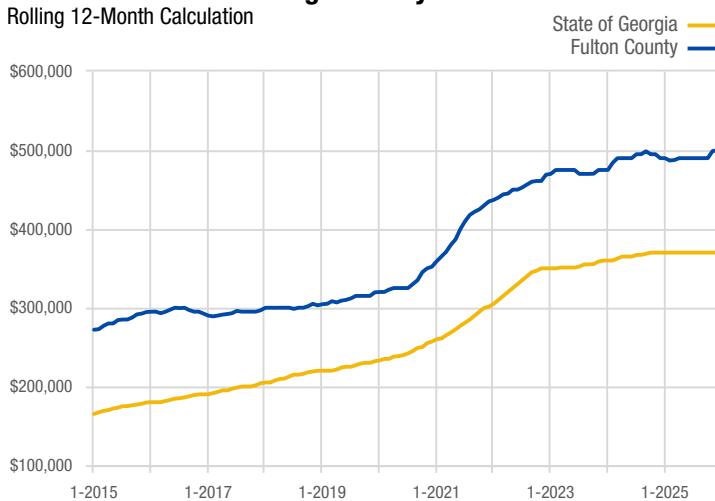
Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	793	700	- 11.7%	14,851	14,639	- 1.4%
Pending Sales	456	403	- 11.6%	7,859	7,757	- 1.3%
Closed Sales	627	646	+ 3.0%	7,851	7,812	- 0.5%
Days on Market Until Sale	53	60	+ 13.2%	39	49	+ 25.6%
Median Sales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

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

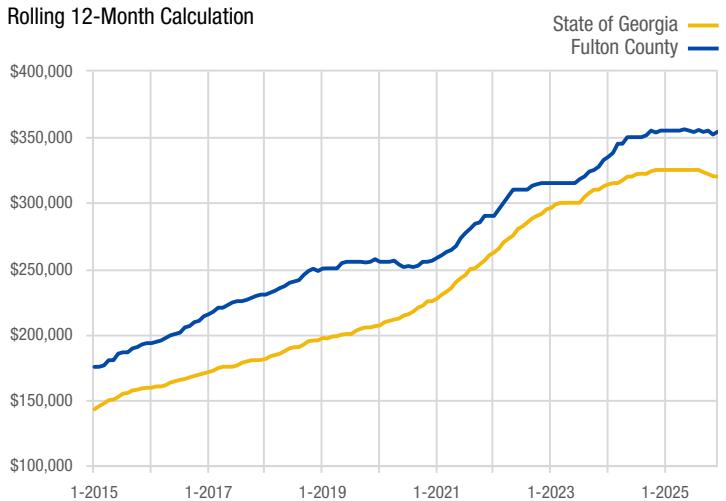
### Median Sales Price - Single Family

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.