

Local Market Update – May 2026

A Research Tool Provided by Georgia Association of REALTORS



Fulton County

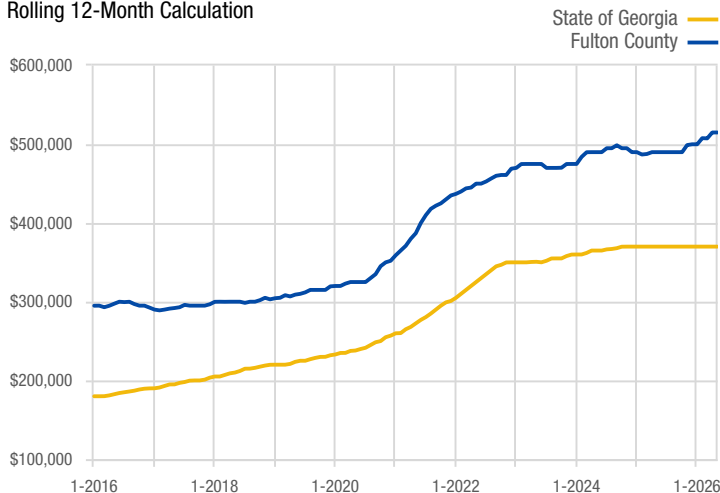
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	1,509	1,336	- 11.5%	6,849	6,351	- 7.3%
Pending Sales	792	717	- 9.5%	3,532	3,415	- 3.3%
Closed Sales	808	745	- 7.8%	3,165	3,026	- 4.4%
Days on Market Until Sale	41	40	- 2.4%	48	50	+ 4.2%
Median Sales Price*	\$549,500	\$565,000	+ 2.8%	\$495,000	\$535,000	+ 8.1%
Average Sales Price*	\$771,790	\$751,116	- 2.7%	\$712,429	\$763,194	+ 7.1%
Percent of List Price Received*	98.8%	98.7%	- 0.1%	98.4%	98.0%	- 0.4%
Inventory of Homes for Sale	3,194	2,920	- 8.6%	—	—	—
Months Supply of Inventory	4.9	4.6	- 6.1%	—	—	—

Townhouse/Condo	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	818	732	- 10.5%	3,937	3,948	+ 0.3%
Pending Sales	361	329	- 8.9%	1,790	1,739	- 2.8%
Closed Sales	388	359	- 7.5%	1,658	1,570	- 5.3%
Days on Market Until Sale	50	57	+ 14.0%	57	64	+ 12.3%
Median Sales Price*	\$364,500	\$349,990	- 4.0%	\$365,950	\$355,000	- 3.0%
Average Sales Price*	\$461,075	\$417,422	- 9.5%	\$469,581	\$439,187	- 6.5%
Percent of List Price Received*	98.0%	97.6%	- 0.4%	98.0%	97.5%	- 0.5%
Inventory of Homes for Sale	2,063	2,243	+ 8.7%	—	—	—
Months Supply of Inventory	6.2	7.1	+ 14.5%	—	—	—

* 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.

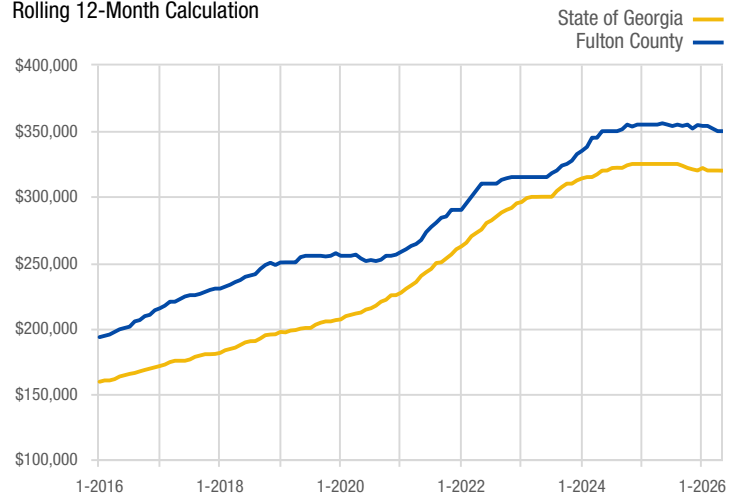
Median Sales Price - Single Family

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