

# Local Market Update – February 2026

A Research Tool Provided by Georgia Association of REALTORS



## Glynn County

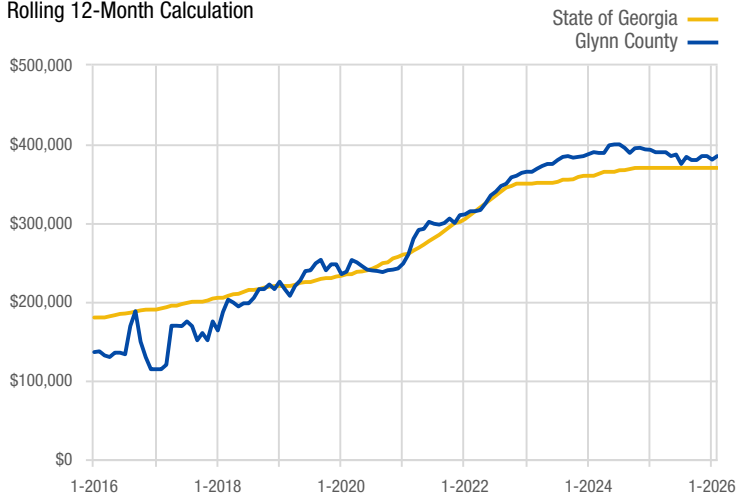
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
<b>Key Metrics</b>						
New Listings	164	<b>172</b>	+ 4.9%	320	<b>429</b>	+ 34.1%
Pending Sales	155	<b>134</b>	- 13.5%	274	<b>262</b>	- 4.4%
Closed Sales	107	<b>119</b>	+ 11.2%	208	<b>204</b>	- 1.9%
Days on Market Until Sale	75	<b>86</b>	+ 14.7%	77	<b>87</b>	+ 13.0%
Median Sales Price*	\$354,900	<b>\$419,000</b>	+ 18.1%	\$390,000	<b>\$384,950</b>	- 1.3%
Average Sales Price*	\$647,915	<b>\$678,295</b>	+ 4.7%	\$638,698	<b>\$645,784</b>	+ 1.1%
Percent of List Price Received*	99.4%	<b>99.3%</b>	- 0.1%	99.2%	<b>99.1%</b>	- 0.1%
Inventory of Homes for Sale	359	<b>558</b>	+ 55.4%	—	—	—
Months Supply of Inventory	3.1	<b>4.3</b>	+ 38.7%	—	—	—

Townhouse/Condo	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
<b>Key Metrics</b>						
New Listings	48	<b>50</b>	+ 4.2%	100	<b>128</b>	+ 28.0%
Pending Sales	40	<b>28</b>	- 30.0%	73	<b>51</b>	- 30.1%
Closed Sales	25	<b>21</b>	- 16.0%	43	<b>43</b>	0.0%
Days on Market Until Sale	75	<b>74</b>	- 1.3%	73	<b>80</b>	+ 9.6%
Median Sales Price*	\$390,000	<b>\$425,000</b>	+ 9.0%	\$432,850	<b>\$397,500</b>	- 8.2%
Average Sales Price*	\$553,568	<b>\$537,852</b>	- 2.8%	\$563,586	<b>\$452,356</b>	- 19.7%
Percent of List Price Received*	99.1%	<b>99.7%</b>	+ 0.6%	99.1%	<b>99.5%</b>	+ 0.4%
Inventory of Homes for Sale	109	<b>231</b>	+ 111.9%	—	—	—
Months Supply of Inventory	3.8	<b>7.8</b>	+ 105.3%	—	—	—

\* 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.

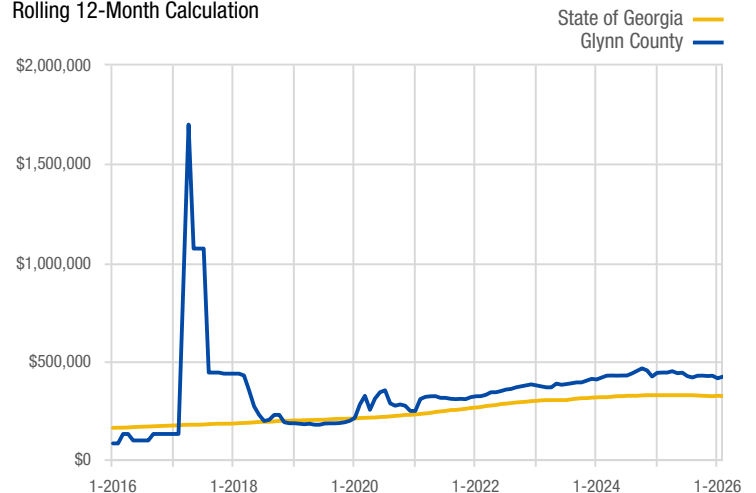
### Median Sales Price - Single Family

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