

Local Market Update – December 2025

A Research Tool Provided by Georgia Association of REALTORS®



Gwinnett County

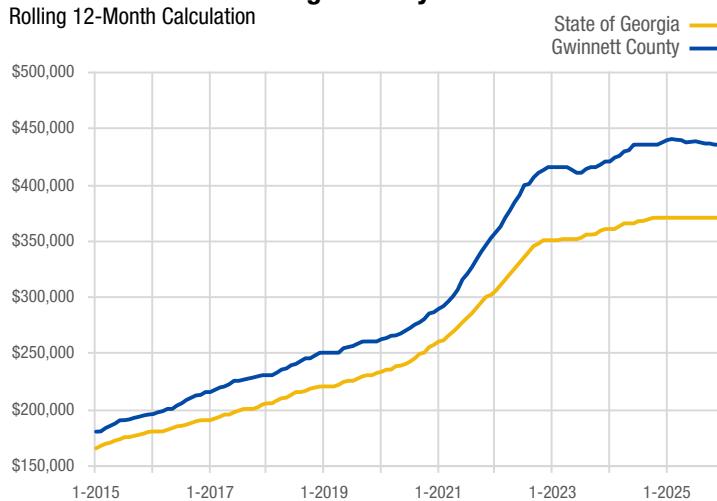
Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	636	605	- 4.9%	12,126	12,936	+ 6.7%
Pending Sales	506	433	- 14.4%	8,204	7,736	- 5.7%
Closed Sales	682	599	- 12.2%	8,173	7,804	- 4.5%
Days on Market Until Sale	48	54	+ 12.5%	34	44	+ 29.4%
Median Sales Price*	\$433,500	\$412,326	- 4.9%	\$437,000	\$435,000	- 0.5%
Average Sales Price*	\$487,171	\$480,485	- 1.4%	\$492,914	\$500,648	+ 1.6%
Percent of List Price Received*	98.2%	97.8%	- 0.4%	98.9%	98.3%	- 0.6%
Inventory of Homes for Sale	1,666	1,937	+ 16.3%	—	—	—
Months Supply of Inventory	2.4	3.0	+ 25.0%	—	—	—

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	130	101	- 22.3%	2,069	2,440	+ 17.9%
Pending Sales	96	80	- 16.7%	1,342	1,374	+ 2.4%
Closed Sales	119	118	- 0.8%	1,318	1,400	+ 6.2%
Days on Market Until Sale	56	71	+ 26.8%	40	55	+ 37.5%
Median Sales Price*	\$385,000	\$370,000	- 3.9%	\$372,245	\$370,000	- 0.6%
Average Sales Price*	\$372,452	\$355,213	- 4.6%	\$370,461	\$365,373	- 1.4%
Percent of List Price Received*	97.8%	96.8%	- 1.0%	98.8%	98.3%	- 0.5%
Inventory of Homes for Sale	346	367	+ 6.1%	—	—	—
Months Supply of Inventory	3.1	3.2	+ 3.2%	—	—	—

* 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.

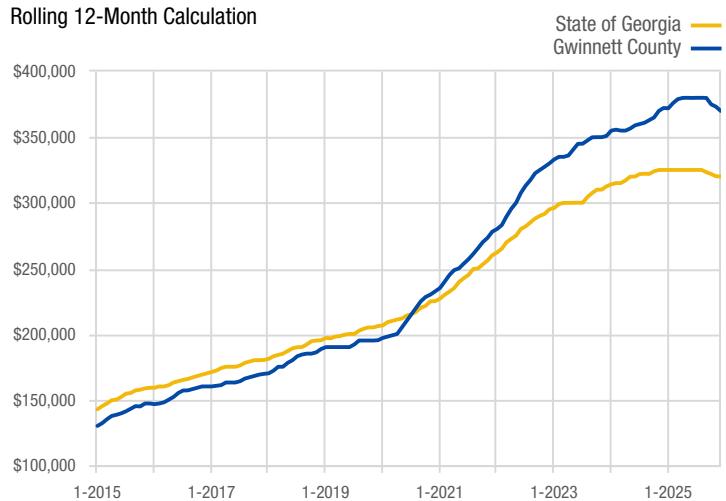
Median Sales Price - Single Family

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.