

Local Market Update – December 2025

A Research Tool Provided by Georgia Association of REALTORS®



Liberty County

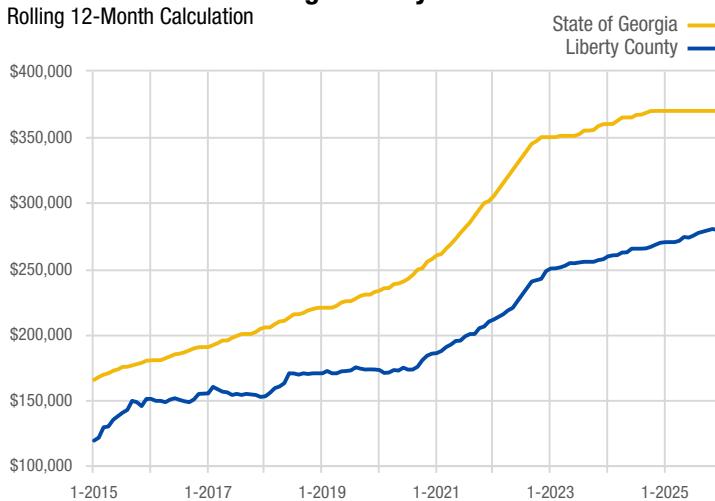
Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	62	80	+ 29.0%	1,282	1,344	+ 4.8%
Pending Sales	51	62	+ 21.6%	1,117	937	- 16.1%
Closed Sales	73	107	+ 46.6%	1,116	935	- 16.2%
Days on Market Until Sale	48	74	+ 54.2%	53	63	+ 18.9%
Median Sales Price*	\$280,000	\$270,000	- 3.6%	\$269,500	\$279,200	+ 3.6%
Average Sales Price*	\$273,057	\$284,790	+ 4.3%	\$283,317	\$288,499	+ 1.8%
Percent of List Price Received*	100.2%	99.1%	- 1.1%	100.0%	99.4%	- 0.6%
Inventory of Homes for Sale	205	327	+ 59.5%	—	—	—
Months Supply of Inventory	2.2	4.2	+ 90.9%	—	—	—

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	1	2	+ 100.0%	65	110	+ 69.2%
Pending Sales	2	3	+ 50.0%	35	67	+ 91.4%
Closed Sales	2	1	- 50.0%	34	61	+ 79.4%
Days on Market Until Sale	39	117	+ 200.0%	42	59	+ 40.5%
Median Sales Price*	\$163,500	\$235,400	+ 44.0%	\$141,000	\$229,900	+ 63.0%
Average Sales Price*	\$163,500	\$235,400	+ 44.0%	\$164,103	\$189,795	+ 15.7%
Percent of List Price Received*	98.5%	101.3%	+ 2.8%	97.8%	97.9%	+ 0.1%
Inventory of Homes for Sale	4	35	+ 775.0%	—	—	—
Months Supply of Inventory	1.3	6.3	+ 384.6%	—	—	—

* 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.

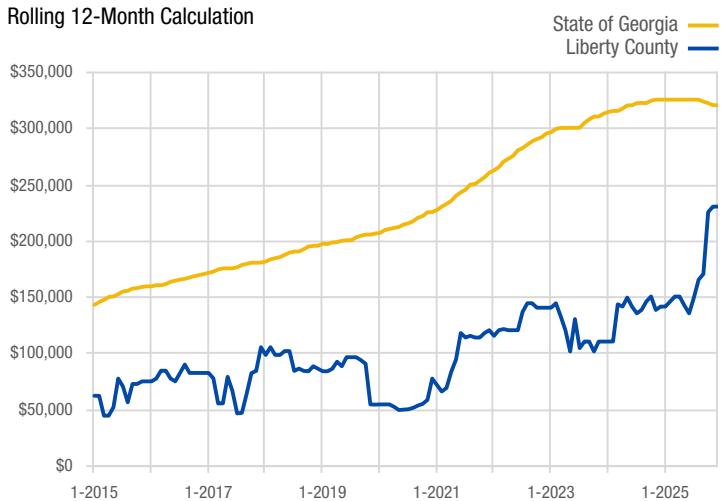
Median Sales Price - Single Family

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.