

# Local Market Update – May 2026

A Research Tool Provided by Georgia Association of REALTORS



## Macon

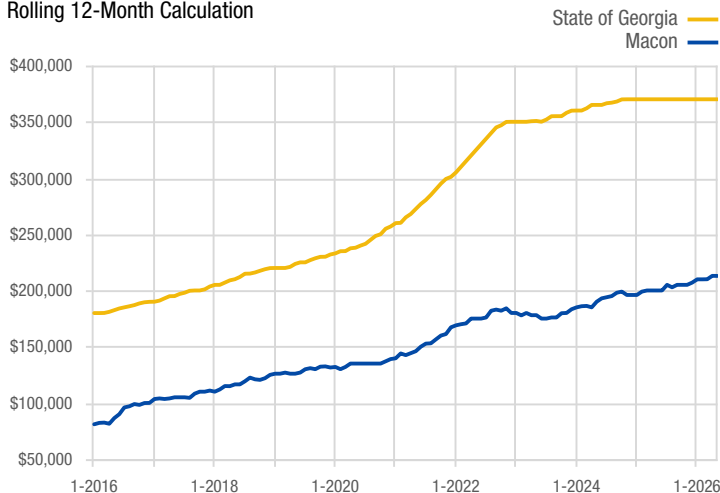
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
<b>Key Metrics</b>						
New Listings	202	<b>182</b>	- 9.9%	1,067	<b>934</b>	- 12.5%
Pending Sales	117	<b>123</b>	+ 5.1%	540	<b>517</b>	- 4.3%
Closed Sales	124	<b>121</b>	- 2.4%	480	<b>482</b>	+ 0.4%
Days on Market Until Sale	44	<b>46</b>	+ 4.5%	51	<b>53</b>	+ 3.9%
Median Sales Price*	\$210,000	<b>\$205,000</b>	- 2.4%	\$192,500	<b>\$209,000</b>	+ 8.6%
Average Sales Price*	\$223,563	<b>\$222,506</b>	- 0.5%	\$201,280	<b>\$231,005</b>	+ 14.8%
Percent of List Price Received*	95.6%	<b>94.8%</b>	- 0.8%	95.7%	<b>94.6%</b>	- 1.1%
Inventory of Homes for Sale	536	<b>538</b>	+ 0.4%	—	—	—
Months Supply of Inventory	5.0	<b>5.1</b>	+ 2.0%	—	—	—

Townhouse/Condo	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
<b>Key Metrics</b>						
New Listings	5	<b>13</b>	+ 160.0%	24	<b>57</b>	+ 137.5%
Pending Sales	3	<b>3</b>	0.0%	14	<b>18</b>	+ 28.6%
Closed Sales	2	<b>10</b>	+ 400.0%	14	<b>19</b>	+ 35.7%
Days on Market Until Sale	35	<b>46</b>	+ 31.4%	44	<b>50</b>	+ 13.6%
Median Sales Price*	\$130,500	<b>\$192,500</b>	+ 47.5%	\$166,250	<b>\$200,000</b>	+ 20.3%
Average Sales Price*	\$130,500	<b>\$175,429</b>	+ 34.4%	\$179,950	<b>\$227,920</b>	+ 26.7%
Percent of List Price Received*	97.5%	<b>98.7%</b>	+ 1.2%	97.8%	<b>97.5%</b>	- 0.3%
Inventory of Homes for Sale	14	<b>26</b>	+ 85.7%	—	—	—
Months Supply of Inventory	5.6	<b>9.2</b>	+ 64.3%	—	—	—

\* 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.

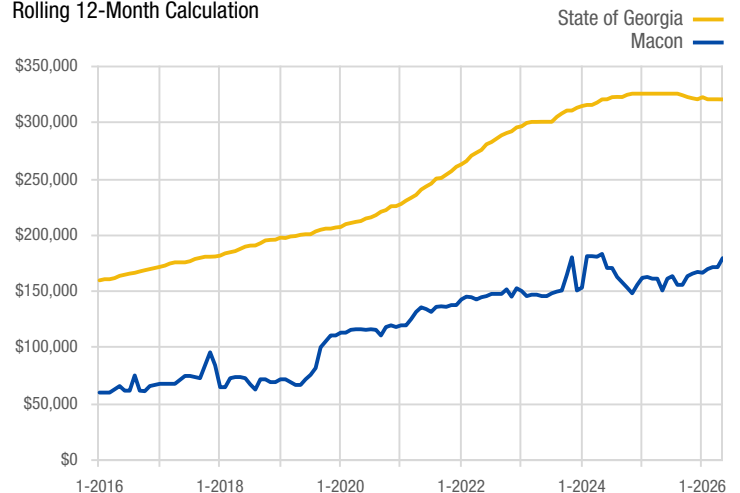
### Median Sales Price - Single Family

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