

Local Market Update – February 2025

A Research Tool Provided by Georgia Association of REALTORS



Macon

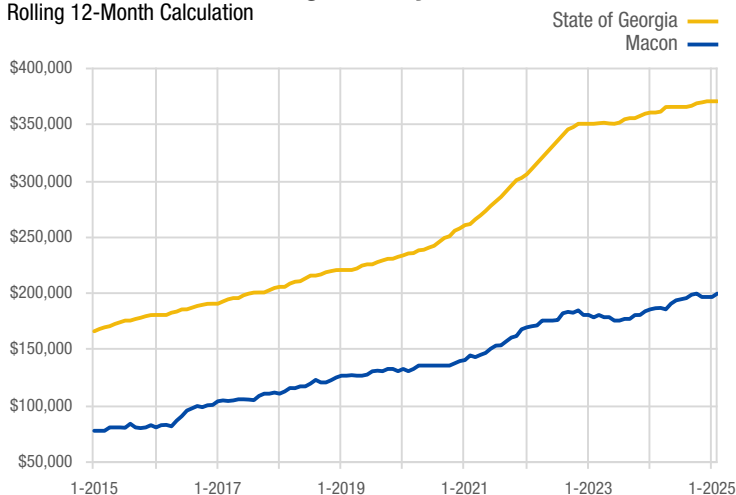
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
Key Metrics						
New Listings	182	202	+ 11.0%	371	392	+ 5.7%
Pending Sales	114	89	- 21.9%	210	164	- 21.9%
Closed Sales	104	68	- 34.6%	178	138	- 22.5%
Days on Market Until Sale	48	57	+ 18.8%	45	61	+ 35.6%
Median Sales Price*	\$153,750	\$191,500	+ 24.6%	\$169,000	\$191,000	+ 13.0%
Average Sales Price*	\$169,415	\$204,403	+ 20.7%	\$193,990	\$198,072	+ 2.1%
Percent of List Price Received*	96.4%	96.3%	- 0.1%	95.8%	95.6%	- 0.2%
Inventory of Homes for Sale	427	493	+ 15.5%	—	—	—
Months Supply of Inventory	3.9	4.6	+ 17.9%	—	—	—

Townhouse/Condo	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
Key Metrics						
New Listings	5	4	- 20.0%	7	8	+ 14.3%
Pending Sales	3	3	0.0%	4	7	+ 75.0%
Closed Sales	0	3	—	0	6	—
Days on Market Until Sale	—	54	—	—	40	—
Median Sales Price*	—	\$165,000	—	—	\$166,250	—
Average Sales Price*	—	\$205,833	—	—	\$185,900	—
Percent of List Price Received*	—	98.1%	—	—	99.3%	—
Inventory of Homes for Sale	8	6	- 25.0%	—	—	—
Months Supply of Inventory	3.1	1.7	- 45.2%	—	—	—

* 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.

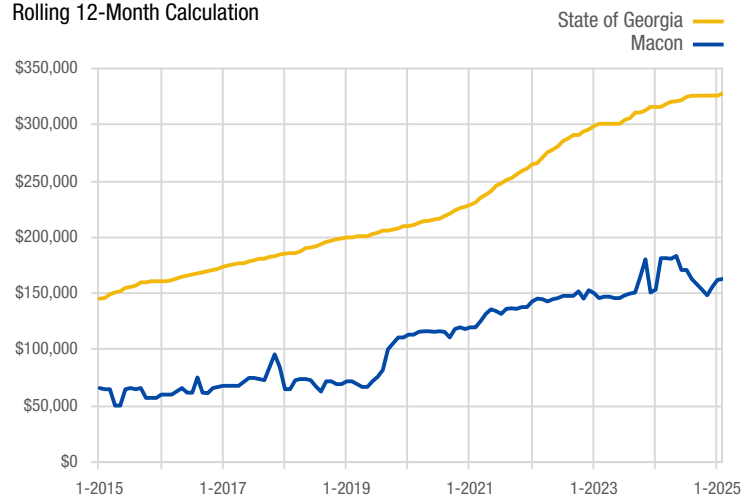
Median Sales Price - Single Family

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 March 16, 2025. All data from the multiple listing services in the state of Georgia. Report © 2025 ShowingTime Plus, LLC.