

Local Market Update – March 2026

A Research Tool Provided by Georgia Association of REALTORS



Macon

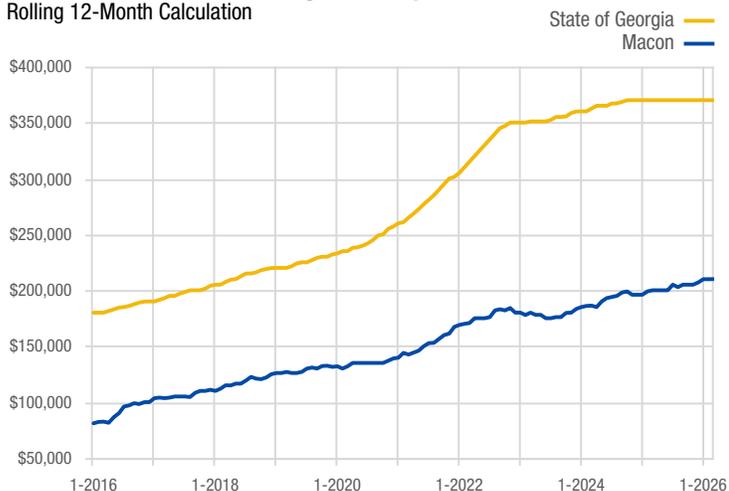
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	208	174	- 16.3%	602	532	- 11.6%
Pending Sales	109	110	+ 0.9%	273	288	+ 5.5%
Closed Sales	95	85	- 10.5%	238	262	+ 10.1%
Days on Market Until Sale	45	64	+ 42.2%	55	62	+ 12.7%
Median Sales Price*	\$212,200	\$212,062	- 0.1%	\$195,000	\$205,000	+ 5.1%
Average Sales Price*	\$206,304	\$251,186	+ 21.8%	\$200,223	\$225,216	+ 12.5%
Percent of List Price Received*	96.1%	93.6%	- 2.6%	95.7%	94.4%	- 1.4%
Inventory of Homes for Sale	504	510	+ 1.2%	—	—	—
Months Supply of Inventory	4.8	4.7	- 2.1%	—	—	—

Townhouse/Condo	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	2	17	+ 750.0%	10	32	+ 220.0%
Pending Sales	1	6	+ 500.0%	8	8	0.0%
Closed Sales	4	1	- 75.0%	10	5	- 50.0%
Days on Market Until Sale	38	14	- 63.2%	37	65	+ 75.7%
Median Sales Price*	\$184,500	\$800,000	+ 333.6%	\$166,250	\$244,400	+ 47.0%
Average Sales Price*	\$193,500	\$800,000	+ 313.4%	\$188,940	\$365,480	+ 93.4%
Percent of List Price Received*	96.8%	82.9%	- 14.4%	98.3%	93.9%	- 4.5%
Inventory of Homes for Sale	7	24	+ 242.9%	—	—	—
Months Supply of Inventory	2.1	9.6	+ 357.1%	—	—	—

* 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.

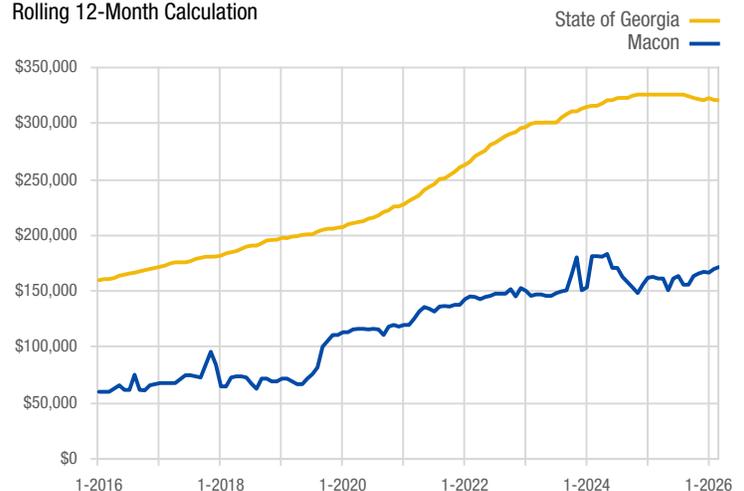
Median Sales Price - Single Family

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