

# Local Market Update – December 2025

A Research Tool Provided by Georgia Association of REALTORS



## Macon

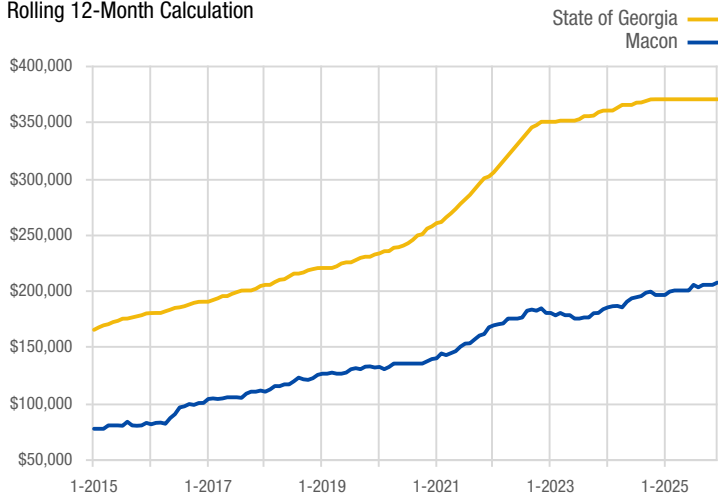
Single Family	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	129	144	+ 11.6%	2,273	2,402	+ 5.7%
Pending Sales	79	98	+ 24.1%	1,346	1,291	- 4.1%
Closed Sales	99	110	+ 11.1%	1,336	1,282	- 4.0%
Days on Market Until Sale	56	55	- 1.8%	44	49	+ 11.4%
Median Sales Price*	\$199,900	\$219,900	+ 10.0%	\$196,000	\$207,000	+ 5.6%
Average Sales Price*	\$197,801	\$236,576	+ 19.6%	\$204,083	\$221,624	+ 8.6%
Percent of List Price Received*	96.1%	96.0%	- 0.1%	96.0%	95.6%	- 0.4%
Inventory of Homes for Sale	399	487	+ 22.1%	—	—	—
Months Supply of Inventory	3.6	4.5	+ 25.0%	—	—	—

Townhouse/Condo	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	1	12	+ 1,100.0%	50	70	+ 40.0%
Pending Sales	2	2	0.0%	40	30	- 25.0%
Closed Sales	1	3	+ 200.0%	37	31	- 16.2%
Days on Market Until Sale	58	72	+ 24.1%	39	47	+ 20.5%
Median Sales Price*	\$287,500	\$285,000	- 0.9%	\$155,000	\$166,500	+ 7.4%
Average Sales Price*	\$287,500	\$264,167	- 8.1%	\$203,106	\$187,319	- 7.8%
Percent of List Price Received*	91.3%	100.0%	+ 9.5%	96.3%	97.9%	+ 1.7%
Inventory of Homes for Sale	7	22	+ 214.3%	—	—	—
Months Supply of Inventory	2.1	8.8	+ 319.0%	—	—	—

\* 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.

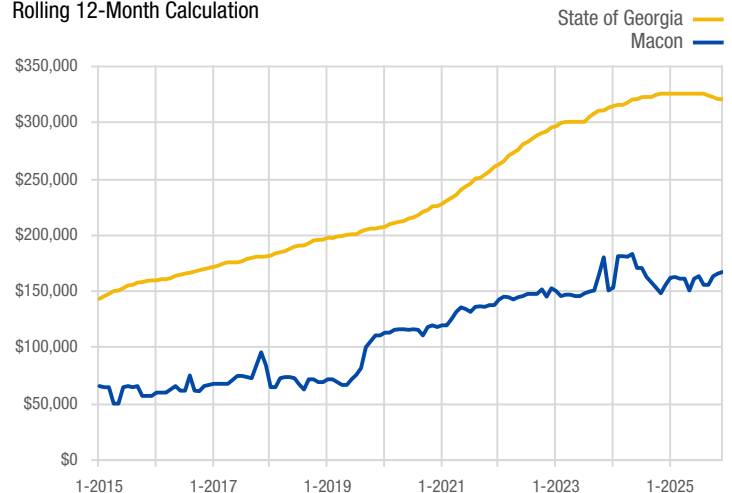
### Median Sales Price - Single Family

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.