Local Market Update – September 2026

A Research Tool Provided by Georgia Association of REALTORS

Macon

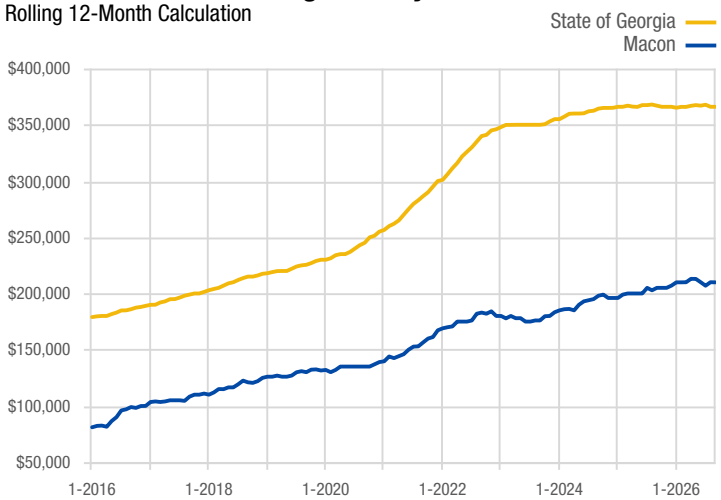
Single Family	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
New Listings	191	**186**	- 2.6%	1,875	**1,706**	- 9.0%
Pending Sales	97	**89**	- 8.2%	987	**893**	- 9.5%
Closed Sales	120	**101**	- 15.8%	974	**893**	- 8.3%
Days on Market Until Sale	44	**65**	+ 47.7%	48	**55**	+ 14.6%
Median Sales Price*	$223,995	**$210,950**	- 5.8%	$209,650	**$210,000**	+ 0.2%
Average Sales Price*	$227,865	**$230,779**	+ 1.3%	$219,613	**$225,911**	+ 2.9%
Percent of List Price Received*	95.1%	**94.0%**	- 1.2%	95.7%	**94.7%**	- 1.0%
Inventory of Homes for Sale	527	**590**	+ 12.0%	—	**—**	—
Months Supply of Inventory	5.0	**5.9**	+ 18.0%	—	**—**	—

Townhouse/Condo	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
New Listings	13	**7**	- 46.2%	49	**92**	+ 87.8%
Pending Sales	2	**8**	+ 300.0%	24	**38**	+ 58.3%
Closed Sales	3	**3**	0.0%	25	**32**	+ 28.0%
Days on Market Until Sale	54	**36**	- 33.3%	42	**43**	+ 2.4%
Median Sales Price*	$150,000	**$245,900**	+ 63.9%	$165,000	**$216,000**	+ 30.9%
Average Sales Price*	$177,633	**$286,967**	+ 61.6%	$181,016	**$227,428**	+ 25.6%
Percent of List Price Received*	97.8%	**98.6%**	+ 0.8%	97.4%	**97.5%**	+ 0.1%
Inventory of Homes for Sale	17	**27**	+ 58.8%	—	**—**	—
Months Supply of Inventory	6.8	**7.4**	+ 8.8%	—	**—**	—

* 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.

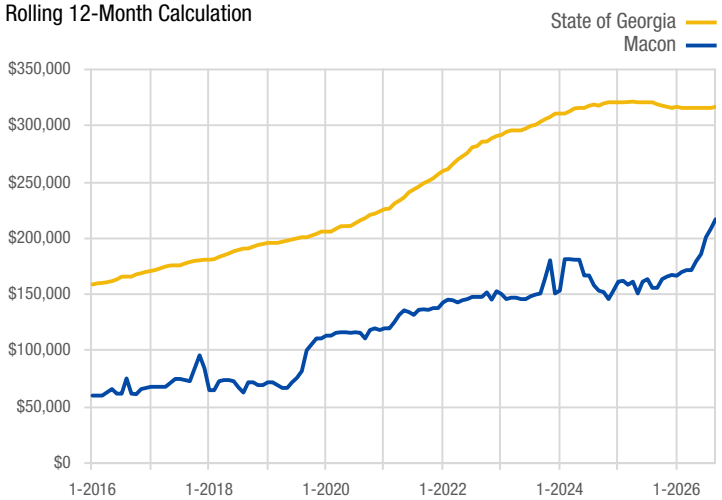
Median Sales Price - Single Family

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