

Local Market Update – September 2024

A Research Tool Provided by Georgia Association of REALTORS



Macon

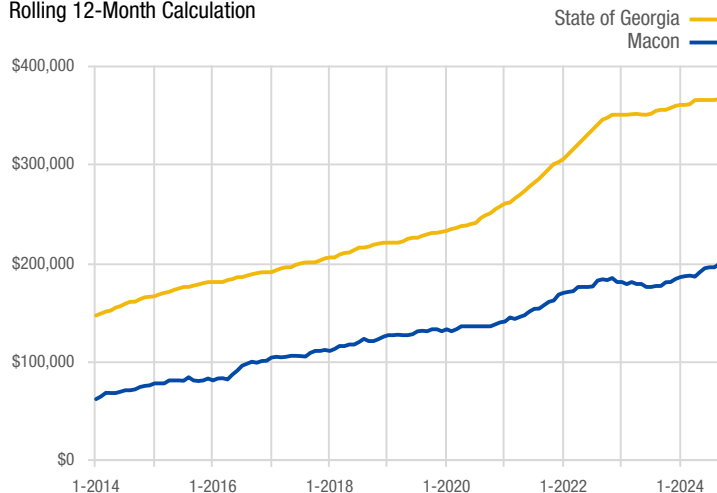
Single Family	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
Key Metrics						
New Listings	216	158	- 26.9%	1,681	1,787	+ 6.3%
Pending Sales	117	107	- 8.5%	998	1,067	+ 6.9%
Closed Sales	116	110	- 5.2%	941	1,011	+ 7.4%
Days on Market Until Sale	34	44	+ 29.4%	34	41	+ 20.6%
Median Sales Price*	\$179,950	\$222,495	+ 23.6%	\$175,000	\$196,500	+ 12.3%
Average Sales Price*	\$196,806	\$232,934	+ 18.4%	\$199,283	\$206,802	+ 3.8%
Percent of List Price Received*	93.9%	96.1%	+ 2.3%	95.8%	96.1%	+ 0.3%
Inventory of Homes for Sale	409	452	+ 10.5%	—	—	—
Months Supply of Inventory	3.9	4.0	+ 2.6%	—	—	—

Townhouse/Condo	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
Key Metrics						
New Listings	10	7	- 30.0%	32	42	+ 31.3%
Pending Sales	3	2	- 33.3%	21	34	+ 61.9%
Closed Sales	2	3	+ 50.0%	19	31	+ 63.2%
Days on Market Until Sale	38	16	- 57.9%	30	43	+ 43.3%
Median Sales Price*	\$219,750	\$145,000	- 34.0%	\$180,000	\$170,000	- 5.6%
Average Sales Price*	\$219,750	\$178,300	- 18.9%	\$206,079	\$211,659	+ 2.7%
Percent of List Price Received*	100.0%	96.4%	- 3.6%	96.1%	96.3%	+ 0.2%
Inventory of Homes for Sale	12	6	- 50.0%	—	—	—
Months Supply of Inventory	4.5	1.8	- 60.0%	—	—	—

* 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.

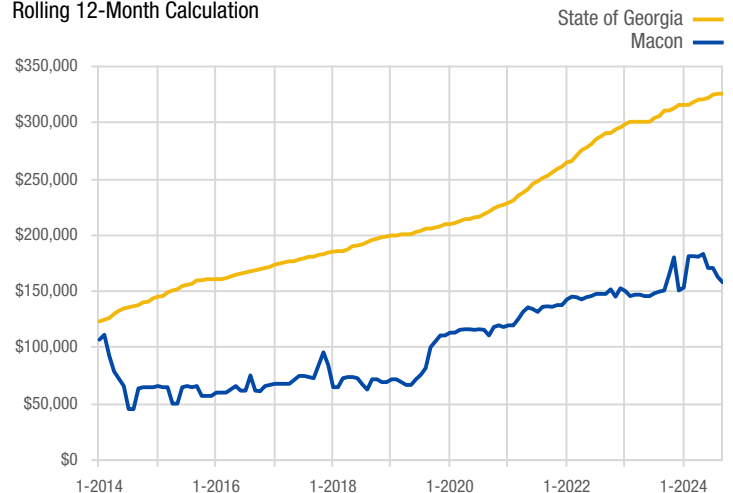
Median Sales Price - Single Family

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 October 16, 2024. All data from the multiple listing services in the state of Georgia. Report © 2024 ShowingTime Plus, LLC.