Local Market Update – October 2026

A Research Tool Provided by Georgia Association of REALTORS

Oconee County

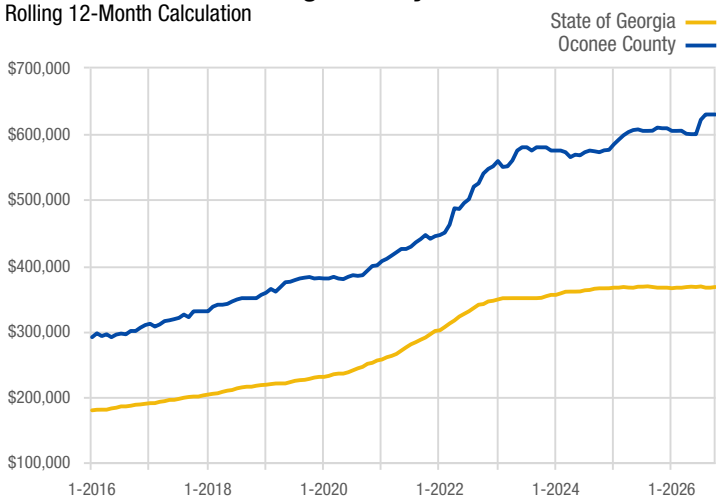
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	73	**85**	+ 16.4%	1,273	**1,225**	- 3.8%
Pending Sales	59	**42**	- 28.8%	946	**726**	- 23.3%
Closed Sales	70	**61**	- 12.9%	956	**719**	- 24.8%
Days on Market Until Sale	74	**86**	+ 16.2%	67	**61**	- 9.0%
Median Sales Price*	$642,700	**$645,000**	+ 0.4%	$610,000	**$640,000**	+ 4.9%
Average Sales Price*	$825,560	**$997,684**	+ 20.8%	$697,255	**$735,875**	+ 5.5%
Percent of List Price Received*	96.2%	**98.1%**	+ 2.0%	97.7%	**97.9%**	+ 0.2%
Inventory of Homes for Sale	304	**363**	+ 19.4%	—	**—**	—
Months Supply of Inventory	3.3	**5.3**	+ 60.6%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	6	**4**	- 33.3%	84	**46**	- 45.2%
Pending Sales	7	**3**	- 57.1%	68	**20**	- 70.6%
Closed Sales	5	**2**	- 60.0%	69	**19**	- 72.5%
Days on Market Until Sale	40	**1**	- 97.5%	126	**55**	- 56.3%
Median Sales Price*	$375,000	**$450,000**	+ 20.0%	$465,000	**$450,000**	- 3.2%
Average Sales Price*	$388,000	**$450,000**	+ 16.0%	$468,526	**$446,305**	- 4.7%
Percent of List Price Received*	98.7%	**100.0%**	+ 1.3%	97.6%	**99.2%**	+ 1.6%
Inventory of Homes for Sale	37	**20**	- 45.9%	—	**—**	—
Months Supply of Inventory	5.9	**6.7**	+ 13.6%	—	**—**	—

* 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.

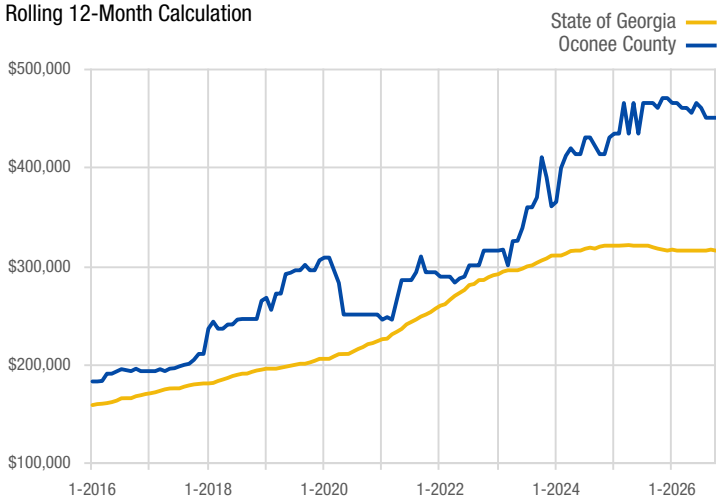
Median Sales Price - Single Family

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