

Local Market Update – August 2026

A Research Tool Provided by Georgia Association of REALTORS



Pickens County

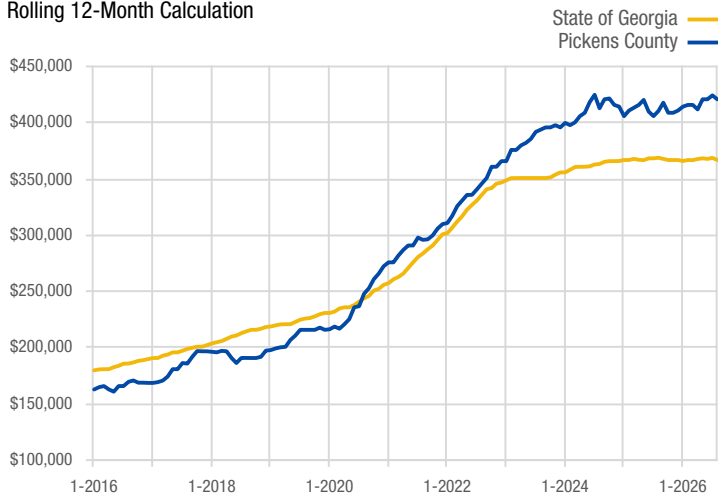
Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	91	88	- 3.3%	664	746	+ 12.3%
Pending Sales	49	56	+ 14.3%	380	407	+ 7.1%
Closed Sales	46	46	0.0%	358	385	+ 7.5%
Days on Market Until Sale	67	67	0.0%	61	62	+ 1.6%
Median Sales Price*	\$475,250	\$434,000	- 8.7%	\$412,000	\$425,000	+ 3.2%
Average Sales Price*	\$479,663	\$540,714	+ 12.7%	\$485,393	\$516,968	+ 6.5%
Percent of List Price Received*	96.5%	98.8%	+ 2.4%	96.9%	97.4%	+ 0.5%
Inventory of Homes for Sale	230	273	+ 18.7%	—	—	—
Months Supply of Inventory	5.1	5.8	+ 13.7%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	7	15	+ 114.3%	46	79	+ 71.7%
Pending Sales	1	3	+ 200.0%	26	31	+ 19.2%
Closed Sales	3	5	+ 66.7%	26	31	+ 19.2%
Days on Market Until Sale	50	48	- 4.0%	32	62	+ 93.8%
Median Sales Price*	\$319,990	\$292,500	- 8.6%	\$316,990	\$305,305	- 3.7%
Average Sales Price*	\$299,163	\$271,518	- 9.2%	\$307,238	\$304,432	- 0.9%
Percent of List Price Received*	99.7%	99.0%	- 0.7%	99.2%	97.8%	- 1.4%
Inventory of Homes for Sale	16	42	+ 162.5%	—	—	—
Months Supply of Inventory	4.5	10.7	+ 137.8%	—	—	—

* 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.

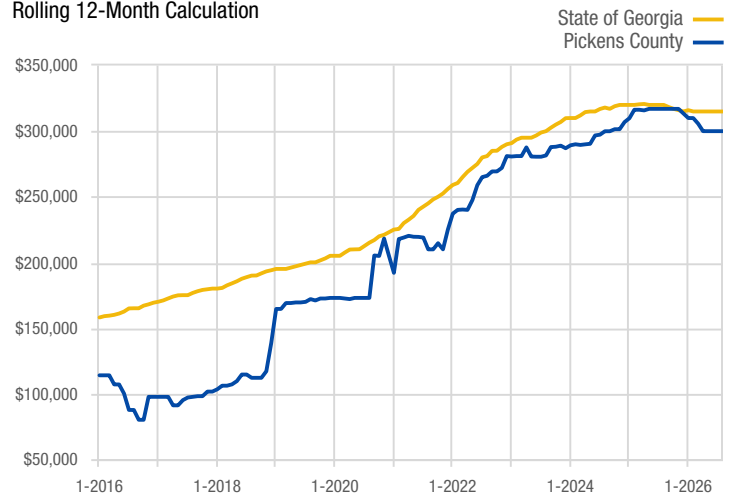
Median Sales Price - Single Family

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