

Local Market Update – September 2026

A Research Tool Provided by Georgia Association of REALTORS



Towns County

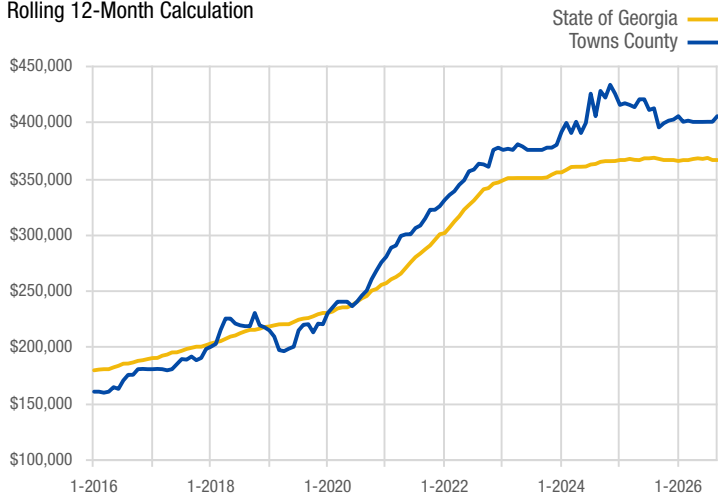
Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	169	73	- 56.8%	824	736	- 10.7%
Pending Sales	59	34	- 42.4%	317	282	- 11.0%
Closed Sales	30	41	+ 36.7%	269	269	0.0%
Days on Market Until Sale	86	113	+ 31.4%	84	94	+ 11.9%
Median Sales Price*	\$363,000	\$476,600	+ 31.3%	\$398,700	\$407,000	+ 2.1%
Average Sales Price*	\$441,710	\$600,693	+ 36.0%	\$449,883	\$539,813	+ 20.0%
Percent of List Price Received*	94.0%	94.3%	+ 0.3%	94.6%	95.3%	+ 0.7%
Inventory of Homes for Sale	347	429	+ 23.6%	—	—	—
Months Supply of Inventory	11.0	12.9	+ 17.3%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	8	2	- 75.0%	40	27	- 32.5%
Pending Sales	3	1	- 66.7%	19	6	- 68.4%
Closed Sales	3	1	- 66.7%	18	6	- 66.7%
Days on Market Until Sale	9	417	+ 4,533.3%	82	226	+ 175.6%
Median Sales Price*	\$282,500	\$995,000	+ 252.2%	\$358,500	\$348,250	- 2.9%
Average Sales Price*	\$307,667	\$995,000	+ 223.4%	\$428,683	\$561,083	+ 30.9%
Percent of List Price Received*	94.2%	100.0%	+ 6.2%	96.2%	94.3%	- 2.0%
Inventory of Homes for Sale	19	24	+ 26.3%	—	—	—
Months Supply of Inventory	7.2	15.0	+ 108.3%	—	—	—

* 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.

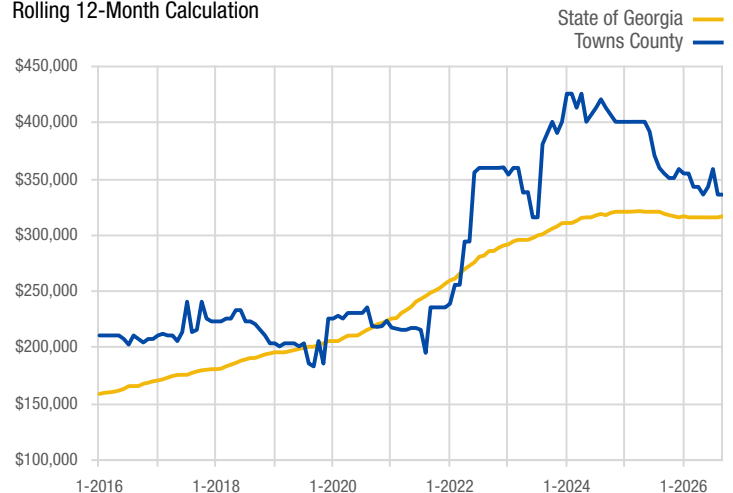
Median Sales Price - Single Family

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.