

Local Market Update – December 2025

A Research Tool Provided by Georgia Association of REALTORS®



Whitfield County

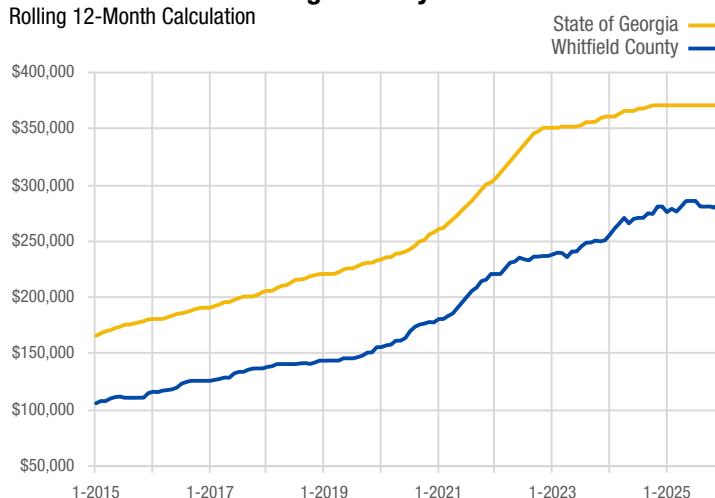
Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	31	37	+ 19.4%	827	911	+ 10.2%
Pending Sales	33	47	+ 42.4%	565	545	- 3.5%
Closed Sales	39	44	+ 12.8%	558	529	- 5.2%
Days on Market Until Sale	47	66	+ 40.4%	48	61	+ 27.1%
Median Sales Price*	\$271,500	\$291,500	+ 7.4%	\$280,000	\$283,000	+ 1.1%
Average Sales Price*	\$298,205	\$314,498	+ 5.5%	\$311,150	\$321,516	+ 3.3%
Percent of List Price Received*	96.7%	96.3%	- 0.4%	97.9%	96.8%	- 1.1%
Inventory of Homes for Sale	171	207	+ 21.1%	—	—	—
Months Supply of Inventory	3.6	4.6	+ 27.8%	—	—	—

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	0	2	—	14	19	+ 35.7%
Pending Sales	0	1	—	8	8	0.0%
Closed Sales	0	3	—	8	7	- 12.5%
Days on Market Until Sale	—	71	—	64	102	+ 59.4%
Median Sales Price*	—	\$243,900	—	\$203,750	\$243,900	+ 19.7%
Average Sales Price*	—	\$241,848	—	\$212,175	\$235,078	+ 10.8%
Percent of List Price Received*	—	99.1%	—	97.0%	95.6%	- 1.4%
Inventory of Homes for Sale	0	7	—	—	—	—
Months Supply of Inventory	—	4.4	—	—	—	—

* 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.

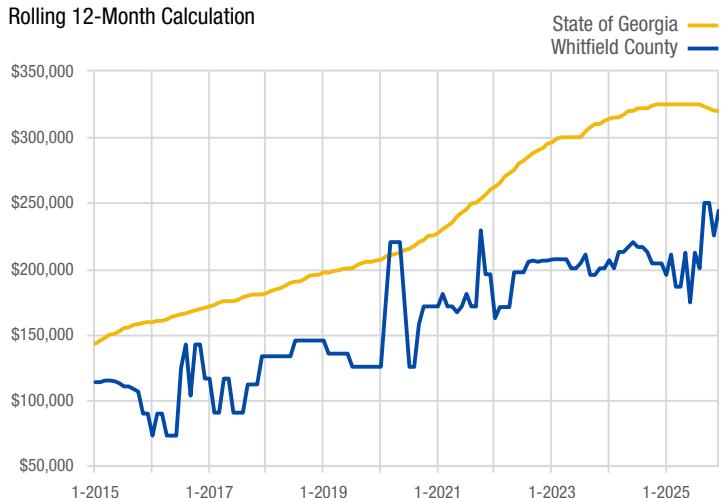
Median Sales Price - Single Family

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