

Monthly Indicators



July 2026

U.S. existing-home sales declined 2.4% from the previous month to a seasonally adjusted annual rate of 4.09 million units, according to the National Association of REALTORS® (NAR). Regionally, sales increased in the Northeast but declined in the West, South, and Midwest. Compared to a year earlier, existing-home sales rose 2.8%, with gains in the Midwest, South, and West while remaining unchanged in the Northeast.

New Listings in the state of Georgia decreased 12.6 percent to 17,789. Pending Sales decreased 23.2 percent to 8,626. Inventory increased 4.4 percent to 55,469.

Median Sales Price increased 2.4 percent from \$361,400 to \$370,000. Days on Market increased 9.8 percent to 56. Months Supply of Inventory increased 4.0 percent to 5.2.

Nationally, the median existing-home price hit a new record of \$440,600, a 1.8% increase from a year earlier, NAR reported. Home prices have now increased on an annual basis for 36 consecutive months, reflecting continued demand despite inventory remaining below historically balanced levels. Heading into July, there were 1.56 million properties for sale, down 0.6% month-over-month but up 1.3% from the same period last year, representing a 4.6-month supply at the current sales pace. Homes spent a median of 28 days on the market, with first-time homebuyers accounting for 33% of home purchases.

Activity Snapshot

- 20.6%	+ 2.4%	+ 4.4%
One-Year Change in Closed Sales	One-Year Change in Median Sales Price	One-Year Change in Homes for Sale

A research tool provided by the Georgia Association of REALTORS®. Residential real estate activity composed of single-family properties, townhomes and condominiums combined. Changes in methodology were implemented in October 2012 to provide a more accurate count of inventory and related metrics. Due to MLS purging rules, activity before 2008 cannot be updated and therefore shifts in the trendlines may occur. Percent changes are calculated using rounded figures.

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Activity Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



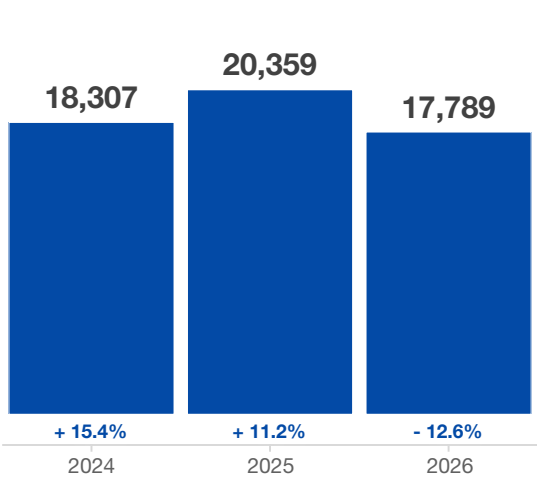
Key Metrics	Historical Sparkbars	7-2025	7-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		20,359	17,789	- 12.6%	139,349	138,184	- 0.8%
Pending Sales		11,233	8,626	- 23.2%	80,416	78,323	- 2.6%
Closed Sales		11,949	9,482	- 20.6%	77,085	74,217	- 3.7%
Days on Market Until Sale		51	56	+ 9.8%	55	60	+ 9.1%
Median Sales Price		\$361,400	\$370,000	+ 2.4%	\$359,900	\$360,000	+ 0.0%
Average Sales Price		\$444,899	\$471,951	+ 6.1%	\$442,428	\$452,245	+ 2.2%
Pct. of Orig. Price Received		95.8%	95.6%	- 0.2%	96.0%	95.6%	- 0.4%
Housing Affordability Index		96	95	- 1.0%	96	98	+ 2.1%
Inventory of Homes for Sale		53,144	55,469	+ 4.4%	—	—	—
Months Supply of Inventory		5.0	5.2	+ 4.0%	—	—	—

New Listings

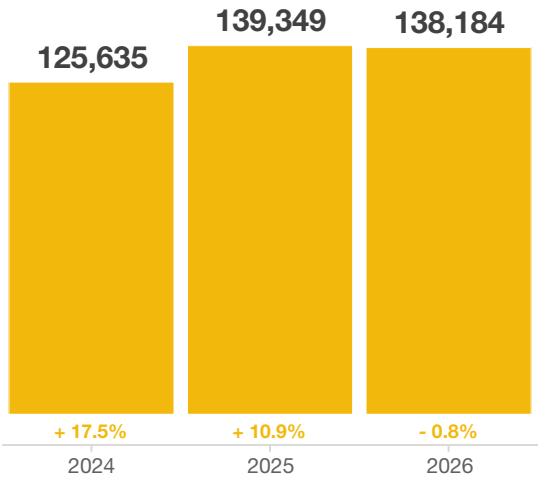
A count of the properties that have been newly listed on the market in a given month.



July



Year to Date



New Listings		Prior Year	Percent Change
August 2025	18,764	19,174	- 2.1%
September 2025	18,838	16,772	+ 12.3%
October 2025	18,750	17,586	+ 6.6%
November 2025	13,784	13,787	- 0.0%
December 2025	11,206	11,195	+ 0.1%
January 2026	18,304	17,125	+ 6.9%
February 2026	17,044	17,135	- 0.5%
March 2026	21,145	20,968	+ 0.8%
April 2026	22,729	21,637	+ 5.0%
May 2026	20,578	21,909	- 6.1%
June 2026	20,595	20,216	+ 1.9%
July 2026	17,789	20,359	- 12.6%
12-Month Avg	18,294	18,155	+ 0.8%

Historical New Listings by Month

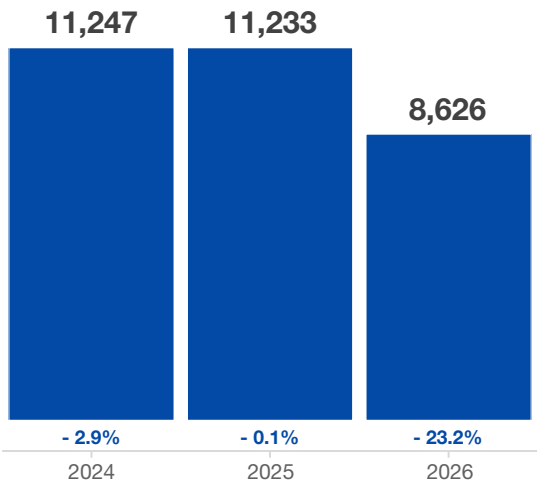


Pending Sales

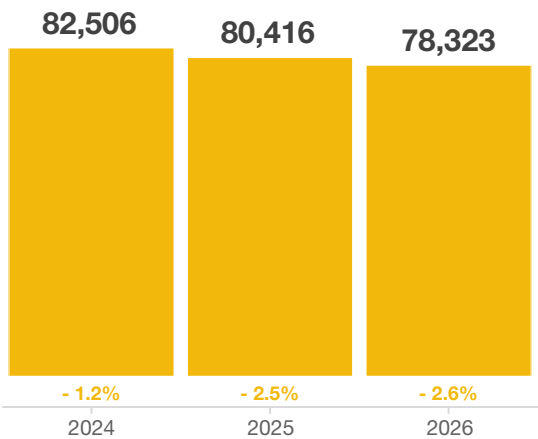
A count of the properties on which offers have been accepted in a given month.



July

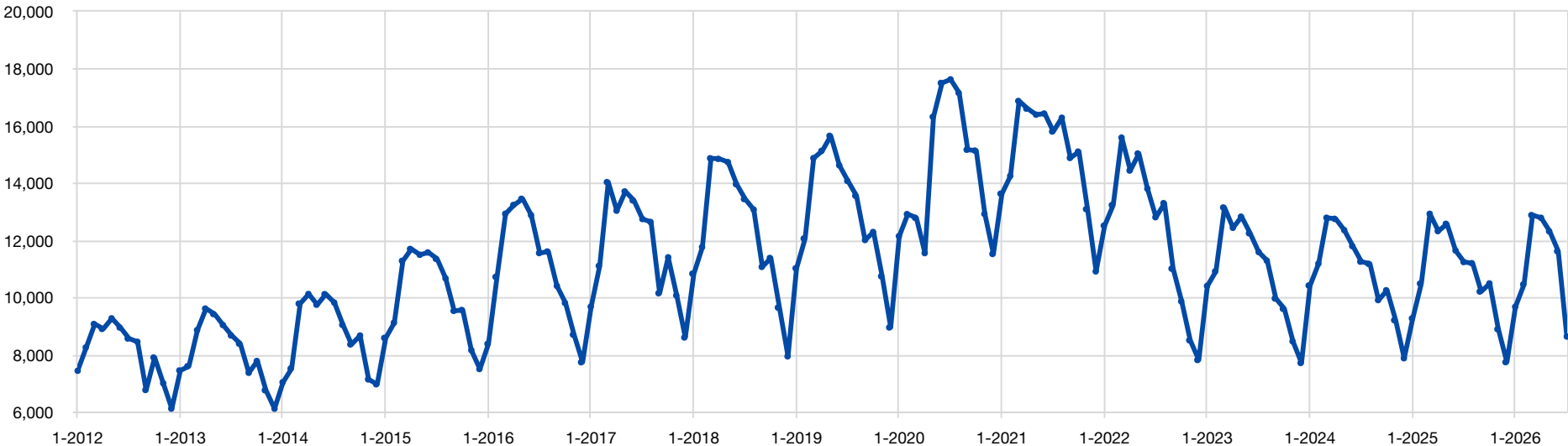


Year to Date



Pending Sales		Prior Year	Percent Change
August 2025	11,193	11,171	+ 0.2%
September 2025	10,200	9,901	+ 3.0%
October 2025	10,484	10,244	+ 2.3%
November 2025	8,883	9,198	- 3.4%
December 2025	7,729	7,866	- 1.7%
January 2026	9,666	9,261	+ 4.4%
February 2026	10,450	10,478	- 0.3%
March 2026	12,876	12,921	- 0.3%
April 2026	12,781	12,315	+ 3.8%
May 2026	12,311	12,571	- 2.1%
June 2026	11,613	11,637	- 0.2%
July 2026	8,626	11,233	- 23.2%
12-Month Avg	10,568	10,733	- 1.5%

Historical Pending Sales by Month

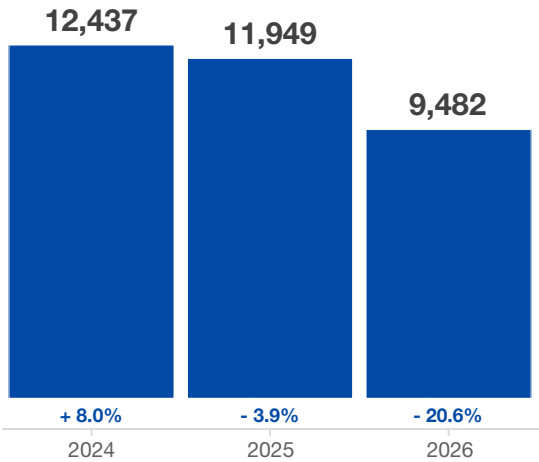


Closed Sales

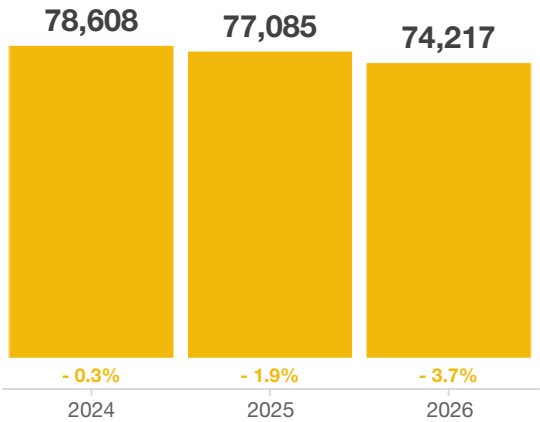
A count of the actual sales that closed in a given month.



July

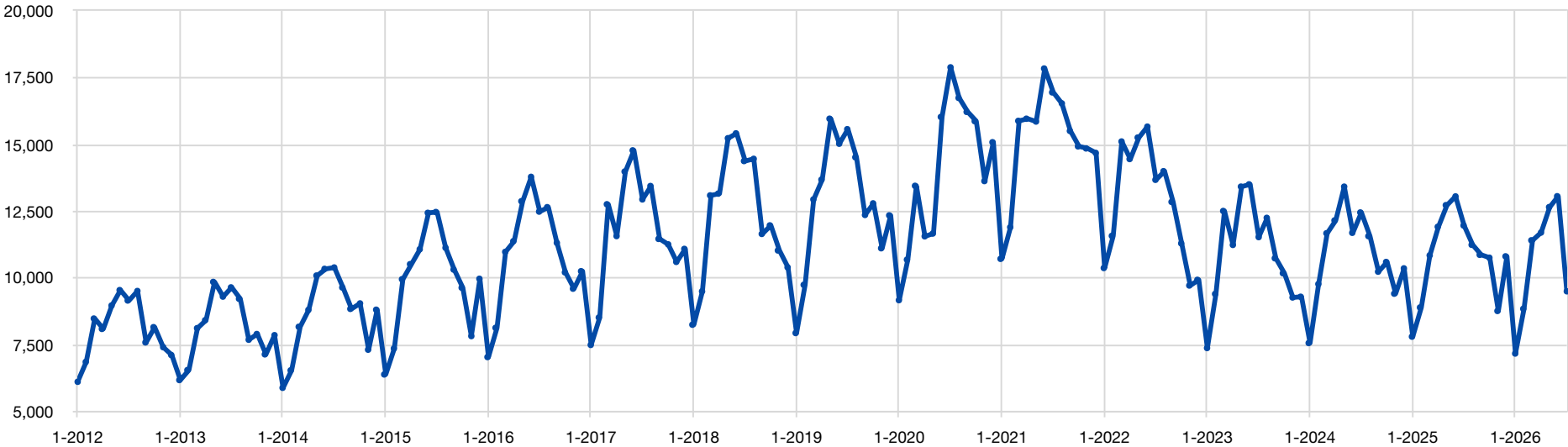


Year to Date



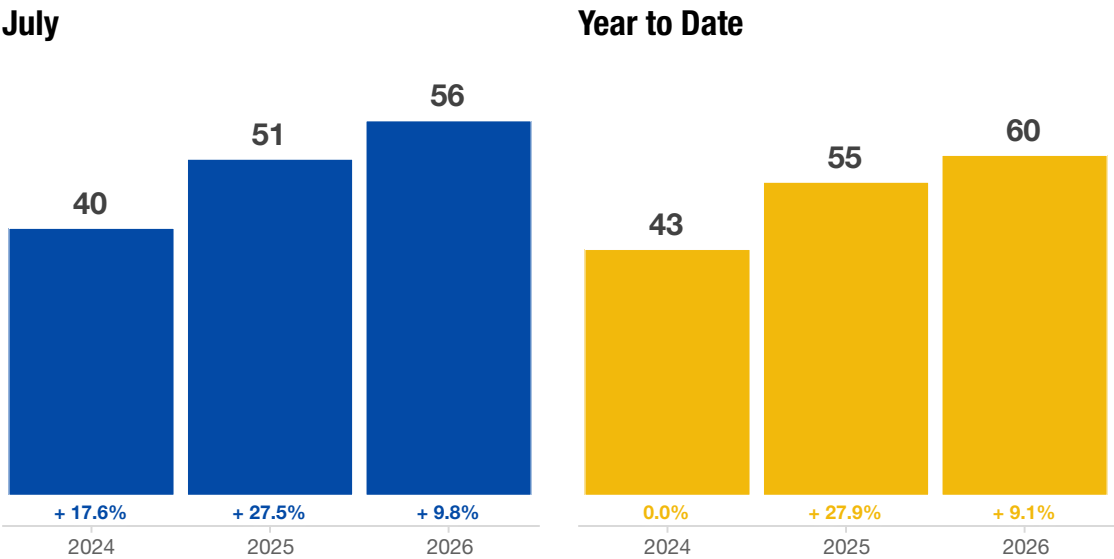
Closed Sales		Prior Year	Percent Change
August 2025	11,225	11,550	- 2.8%
September 2025	10,850	10,218	+ 6.2%
October 2025	10,740	10,581	+ 1.5%
November 2025	8,745	9,394	- 6.9%
December 2025	10,792	10,341	+ 4.4%
January 2026	7,149	7,782	- 8.1%
February 2026	8,826	8,875	- 0.6%
March 2026	11,393	10,829	+ 5.2%
April 2026	11,685	11,900	- 1.8%
May 2026	12,637	12,711	- 0.6%
June 2026	13,045	13,039	+ 0.0%
July 2026	9,482	11,949	- 20.6%
12-Month Avg	10,547	10,764	- 2.0%

Historical Closed Sales by Month



Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.



Days on Market		Prior Year	Percent Change
August 2025	54	44	+ 22.7%
September 2025	57	48	+ 18.8%
October 2025	58	53	+ 9.4%
November 2025	60	57	+ 5.3%
December 2025	65	60	+ 8.3%
January 2026	68	64	+ 6.3%
February 2026	69	62	+ 11.3%
March 2026	64	59	+ 8.5%
April 2026	58	55	+ 5.5%
May 2026	55	51	+ 7.8%
June 2026	54	50	+ 8.0%
July 2026	56	51	+ 9.8%
12-Month Avg*	59	54	+ 9.8%

* Days on Market for all properties from August 2025 through July 2026. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

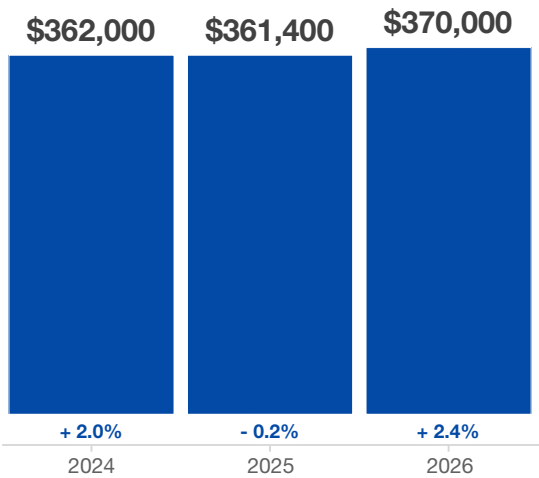


Median Sales Price

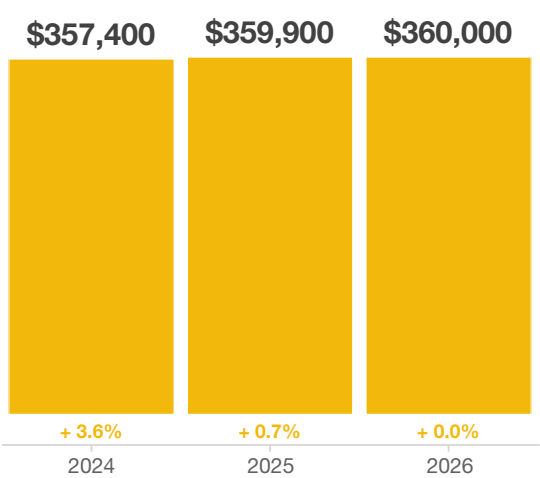
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



July



Year to Date



	Median Sales Price	Prior Year	Percent Change
August 2025	\$360,000	\$355,000	+ 1.4%
September 2025	\$350,000	\$360,000	- 2.8%
October 2025	\$350,000	\$356,900	- 1.9%
November 2025	\$354,995	\$354,920	+ 0.0%
December 2025	\$350,000	\$355,000	- 1.4%
January 2026	\$340,000	\$345,000	- 1.4%
February 2026	\$350,000	\$348,600	+ 0.4%
March 2026	\$355,000	\$355,000	0.0%
April 2026	\$364,900	\$359,000	+ 1.6%
May 2026	\$369,000	\$364,000	+ 1.4%
June 2026	\$372,500	\$370,000	+ 0.7%
July 2026	\$370,000	\$361,400	+ 2.4%
12-Month Avg*	\$359,000	\$358,500	+ 0.1%

* Median Sales Price for all properties from August 2025 through July 2026. This is not the average of the individual figures above.

Historical Median Sales Price by Month

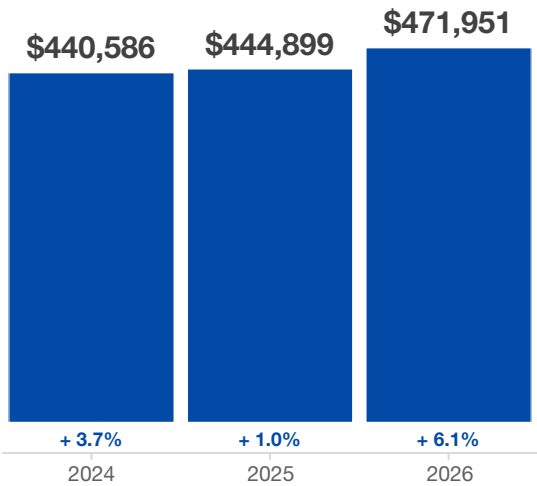


Average Sales Price

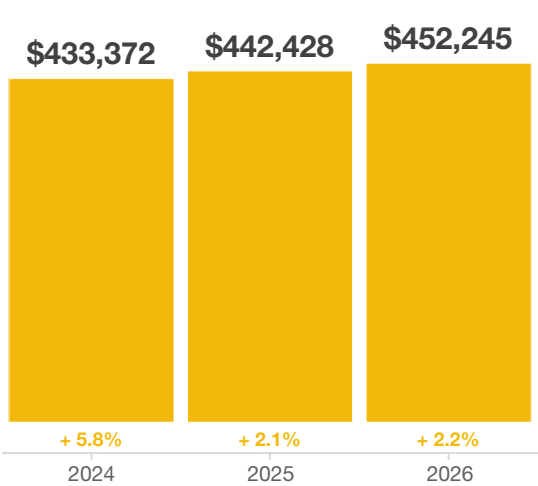
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



July



Year to Date



Avg. Sales Price	Prior Year	Percent Change
August 2025	\$442,331	\$432,851 + 2.2%
September 2025	\$441,385	\$439,567 + 0.4%
October 2025	\$443,981	\$438,892 + 1.2%
November 2025	\$443,922	\$436,023 + 1.8%
December 2025	\$445,261	\$435,858 + 2.2%
January 2026	\$422,874	\$422,033 + 0.2%
February 2026	\$436,349	\$425,362 + 2.6%
March 2026	\$436,997	\$434,084 + 0.7%
April 2026	\$454,956	\$445,965 + 2.0%
May 2026	\$461,034	\$448,777 + 2.7%
June 2026	\$467,167	\$461,453 + 1.2%
July 2026	\$471,951	\$444,899 + 6.1%
12-Month Avg*	\$448,563	\$440,065 + 1.9%

* Avg. Sales Price for all properties from August 2025 through July 2026. This is not the average of the individual figures above.

Historical Average Sales Price by Month



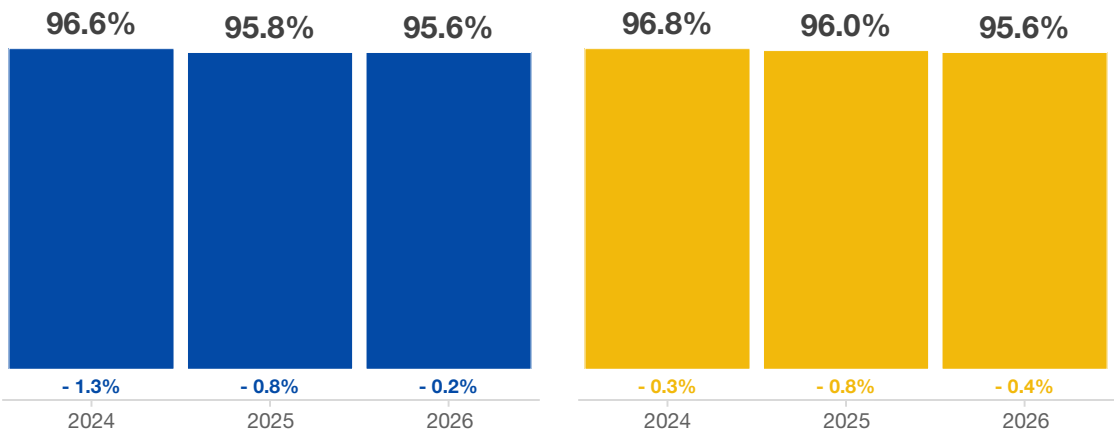
Percent of Original List Price Received

Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



July

Year to Date



	Pct. of Orig. Price Received	Prior Year	Percent Change
August 2025	95.1%	96.0%	- 0.9%
September 2025	94.8%	95.8%	- 1.0%
October 2025	94.6%	95.7%	- 1.1%
November 2025	94.6%	95.5%	- 0.9%
December 2025	94.4%	95.3%	- 0.9%
January 2026	94.3%	95.2%	- 0.9%
February 2026	95.0%	95.7%	- 0.7%
March 2026	95.6%	96.1%	- 0.5%
April 2026	96.0%	96.3%	- 0.3%
May 2026	96.1%	96.3%	- 0.2%
June 2026	95.8%	96.2%	- 0.4%
July 2026	95.6%	95.8%	- 0.2%
12-Month Avg*	95.2%	95.9%	- 0.7%

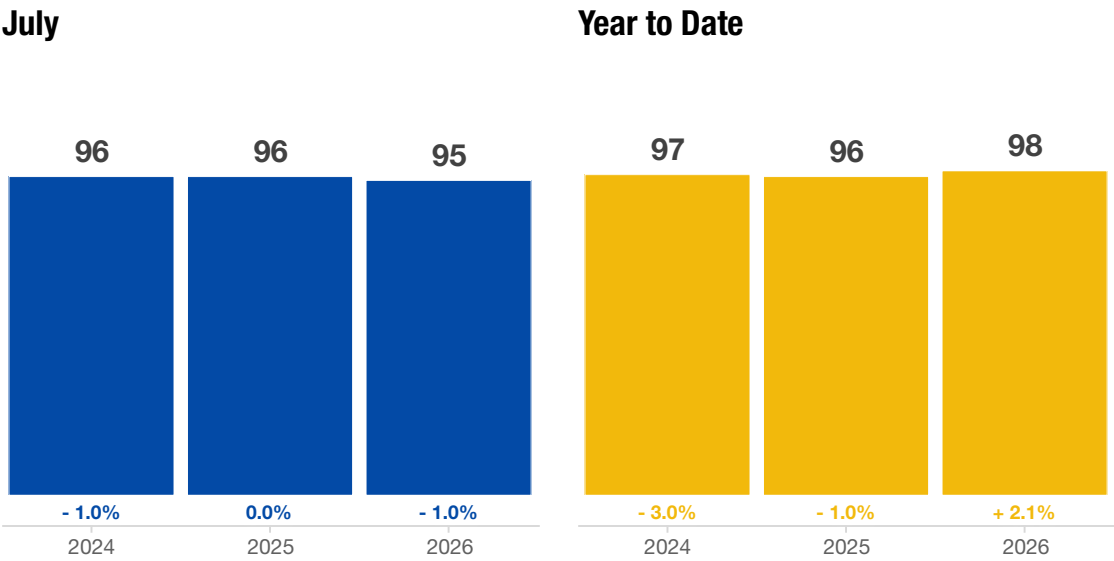
* Pct. of Orig. Price Received for all properties from August 2025 through July 2026. This is not the average of the individual figures above.

Historical Percent of Original List Price Received by Month



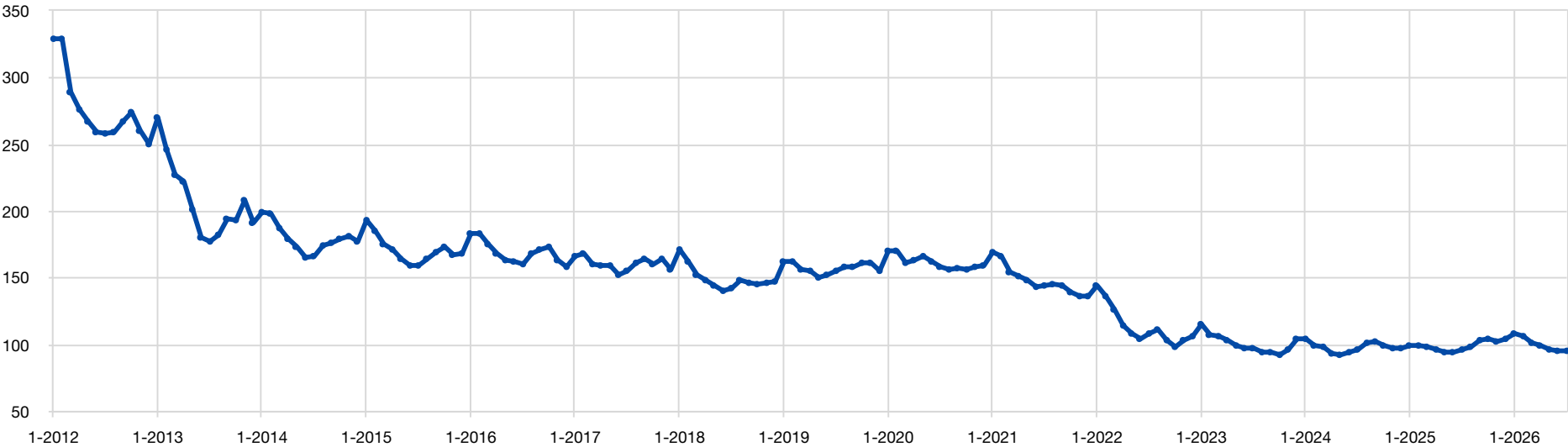
Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



	Affordability Index	Prior Year	Percent Change
August 2025	98	101	- 3.0%
September 2025	103	102	+ 1.0%
October 2025	104	99	+ 5.1%
November 2025	102	97	+ 5.2%
December 2025	104	97	+ 7.2%
January 2026	108	99	+ 9.1%
February 2026	106	99	+ 7.1%
March 2026	101	98	+ 3.1%
April 2026	99	96	+ 3.1%
May 2026	96	94	+ 2.1%
June 2026	95	94	+ 1.1%
July 2026	95	96	- 1.0%
12-Month Avg	101	98	+ 3.1%

Historical Housing Affordability Index by Month

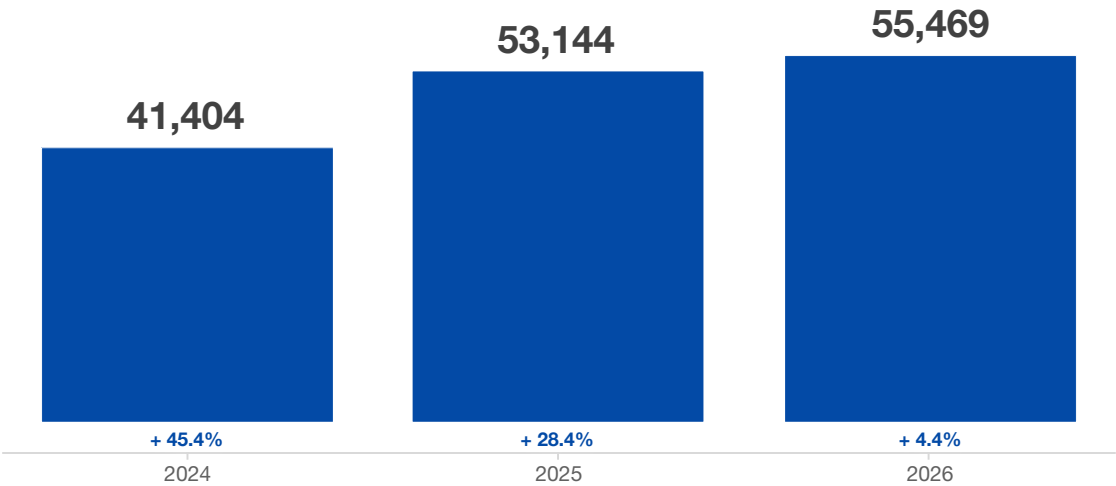


Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.



July



Homes for Sale		Prior Year	Percent Change
August 2025	52,937	43,276	+ 22.3%
September 2025	52,754	44,029	+ 19.8%
October 2025	53,046	44,781	+ 18.5%
November 2025	51,326	43,720	+ 17.4%
December 2025	45,196	39,640	+ 14.0%
January 2026	46,806	41,479	+ 12.8%
February 2026	47,683	42,806	+ 11.4%
March 2026	49,416	44,798	+ 10.3%
April 2026	51,673	48,051	+ 7.5%
May 2026	51,588	50,673	+ 1.8%
June 2026	52,985	52,019	+ 1.9%
July 2026	55,469	53,144	+ 4.4%
12-Month Avg	50,907	45,701	+ 11.4%

Historical Inventory of Homes for Sale by Month

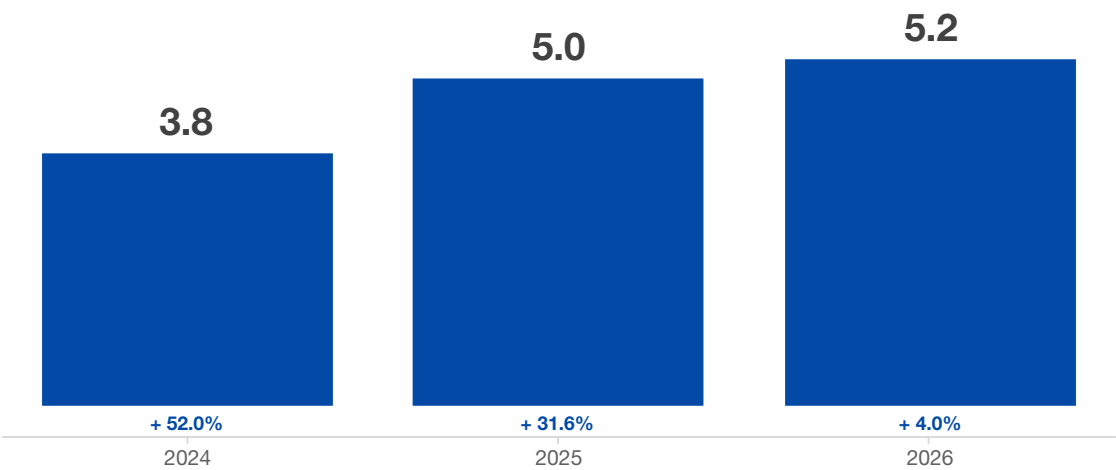


Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



July



Months Supply		Prior Year	Percent Change
August 2025	4.9	4.0	+ 22.5%
September 2025	4.9	4.1	+ 19.5%
October 2025	4.9	4.1	+ 19.5%
November 2025	4.8	4.0	+ 20.0%
December 2025	4.2	3.6	+ 16.7%
January 2026	4.3	3.8	+ 13.2%
February 2026	4.4	4.0	+ 10.0%
March 2026	4.6	4.2	+ 9.5%
April 2026	4.8	4.5	+ 6.7%
May 2026	4.8	4.7	+ 2.1%
June 2026	4.9	4.8	+ 2.1%
July 2026	5.2	5.0	+ 4.0%
12-Month Avg*	4.7	4.2	+ 11.7%

* Months Supply for all properties from August 2025 through July 2026. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month

