

# Monthly Indicators



## May 2026

U.S. existing-home sales edged up 0.2% from the previous month to a seasonally adjusted annual rate of 4.02 million, according to the National Association of REALTORS® (NAR). Sales remained unchanged year-over-year. Regionally, existing-home sales rose in the Midwest and South, were flat in the Northeast, and declined in the West. Year-over-year, sales increased in the South, held steady in the West, and fell in the Northeast and Midwest.

New Listings in the state of Georgia decreased 7.0 percent to 19,563. Pending Sales decreased 8.1 percent to 11,036. Inventory increased 5.8 percent to 50,001.

Median Sales Price increased 1.5 percent from \$365,000 to \$370,500. Days on Market increased 6.0 percent to 53. Months Supply of Inventory increased 6.5 percent to 4.9.

National inventory climbed 5.8% month-over-month and 1.4% year-over-year, with approximately 1.47 million properties listed for sale heading into May, NAR reported. At the current sales pace, that represents a 4.4-month supply, reflecting a modest improvement in inventory conditions compared to a year earlier. Homes spent a median of 32 days on the market, down from 41 days the previous month, while the median existing-home price increased to \$417,700, up 0.9% from a year ago.

## Activity Snapshot

<b>- 2.7%</b>	<b>+ 1.5%</b>	<b>+ 5.8%</b>
One-Year Change in <b>Closed Sales</b>	One-Year Change in <b>Median Sales Price</b>	One-Year Change in <b>Homes for Sale</b>

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.



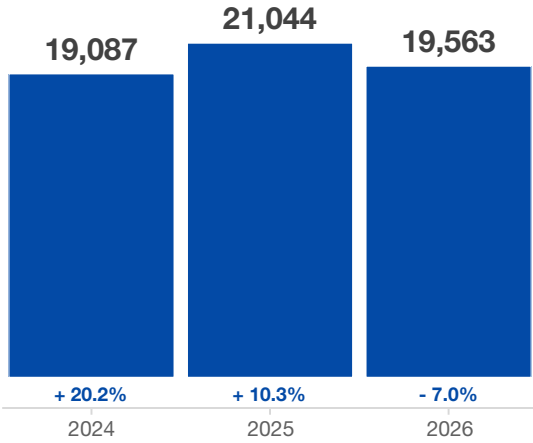
Key Metrics	Historical Sparkbars	5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		21,044	<b>19,563</b>	- 7.0%	94,873	<b>95,800</b>	+ 1.0%
<b>Pending Sales</b>		12,008	<b>11,036</b>	- 8.1%	55,079	<b>54,845</b>	- 0.4%
<b>Closed Sales</b>		12,175	<b>11,850</b>	- 2.7%	49,926	<b>49,170</b>	- 1.5%
<b>Days on Market Until Sale</b>		50	<b>53</b>	+ 6.0%	56	<b>61</b>	+ 8.9%
<b>Median Sales Price</b>		\$365,000	<b>\$370,500</b>	+ 1.5%	\$359,900	<b>\$360,000</b>	+ 0.0%
<b>Average Sales Price</b>		\$453,510	<b>\$462,925</b>	+ 2.1%	\$442,207	<b>\$449,043</b>	+ 1.5%
<b>Pct. of Orig. Price Received</b>		96.3%	<b>96.1%</b>	- 0.2%	95.9%	<b>95.5%</b>	- 0.4%
<b>Housing Affordability Index</b>		94	<b>95</b>	+ 1.1%	95	<b>98</b>	+ 3.2%
<b>Inventory of Homes for Sale</b>		47,238	<b>50,001</b>	+ 5.8%	—	—	—
<b>Months Supply of Inventory</b>		4.6	<b>4.9</b>	+ 6.5%	—	—	—

# New Listings

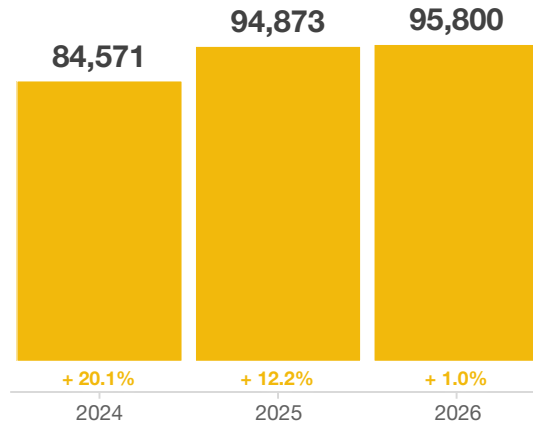
A count of the properties that have been newly listed on the market in a given month.



## May

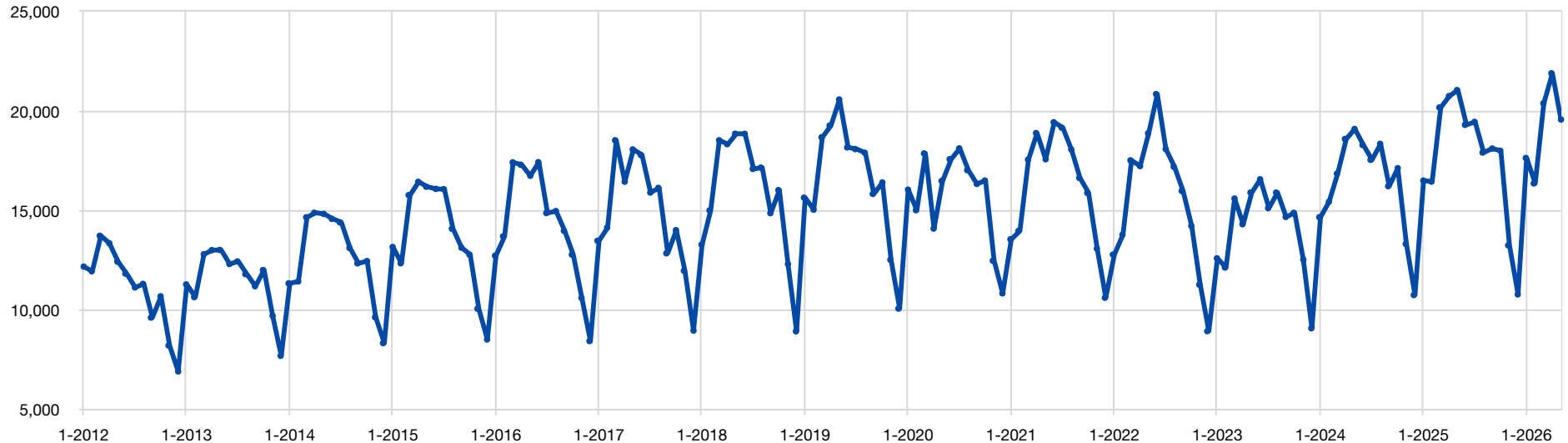


## Year to Date



	New Listings	Prior Year	Percent Change
June 2025	19,294	18,278	+ 5.6%
July 2025	19,444	17,533	+ 10.9%
August 2025	17,899	18,339	- 2.4%
September 2025	18,102	16,208	+ 11.7%
October 2025	17,992	17,111	+ 5.1%
November 2025	13,230	13,300	- 0.5%
December 2025	10,758	10,727	+ 0.3%
January 2026	17,625	16,489	+ 6.9%
February 2026	16,347	16,435	- 0.5%
March 2026	20,375	20,164	+ 1.0%
April 2026	21,890	20,741	+ 5.5%
<b>May 2026</b>	<b>19,563</b>	<b>21,044</b>	<b>- 7.0%</b>
12-Month Avg	17,710	17,197	+ 3.0%

## Historical New Listings by Month

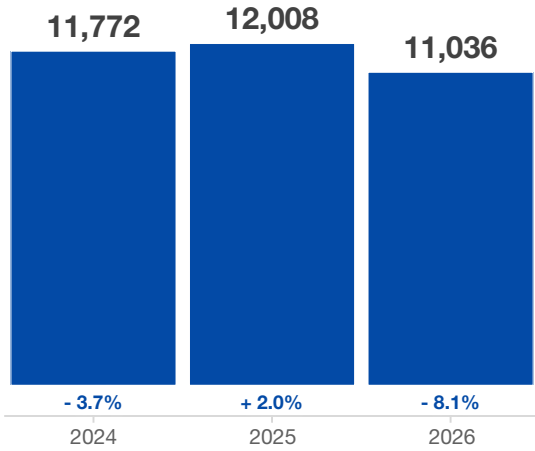


# Pending Sales

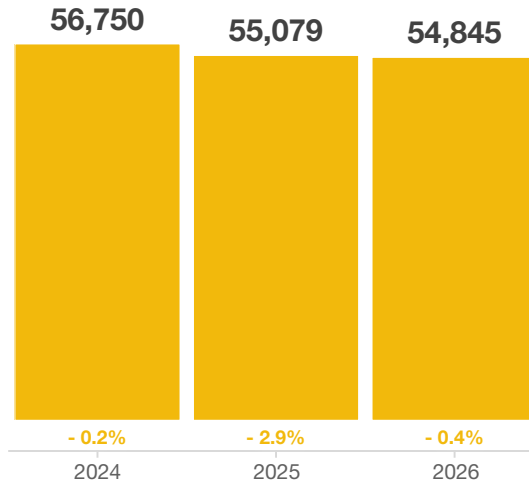
A count of the properties on which offers have been accepted in a given month.



## May

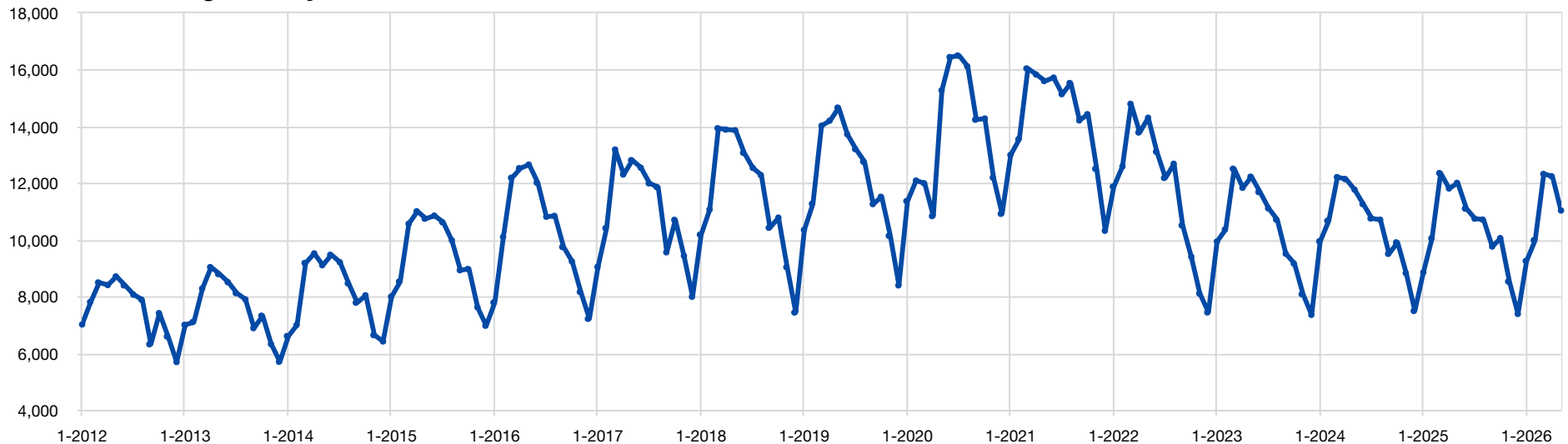


## Year to Date



	Pending Sales	Prior Year	Percent Change
June 2025	11,103	11,264	-1.4%
July 2025	10,748	10,755	-0.1%
August 2025	10,713	10,708	+0.0%
September 2025	9,763	9,506	+2.7%
October 2025	10,059	9,908	+1.5%
November 2025	8,528	8,827	-3.4%
December 2025	7,385	7,491	-1.4%
January 2026	9,255	8,854	+4.5%
February 2026	9,986	10,049	-0.6%
March 2026	12,324	12,355	-0.3%
April 2026	12,244	11,813	+3.6%
<b>May 2026</b>	<b>11,036</b>	<b>12,008</b>	<b>-8.1%</b>
12-Month Avg	10,262	10,295	-0.3%

## Historical Pending Sales by Month

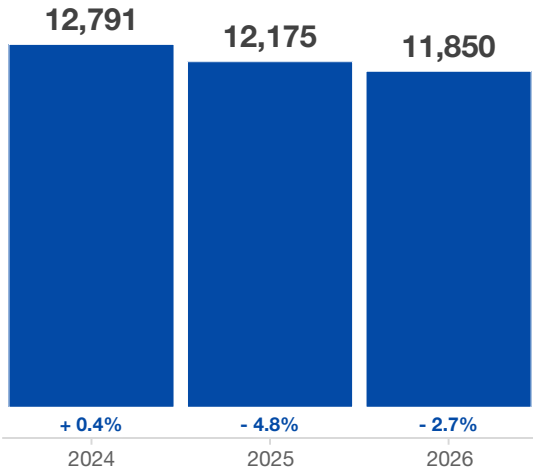


# Closed Sales

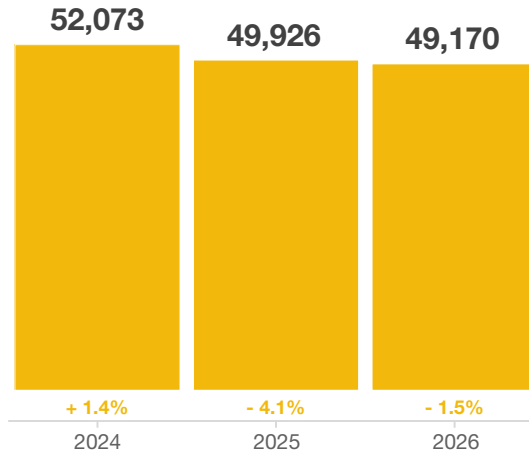
A count of the actual sales that closed in a given month.



## May

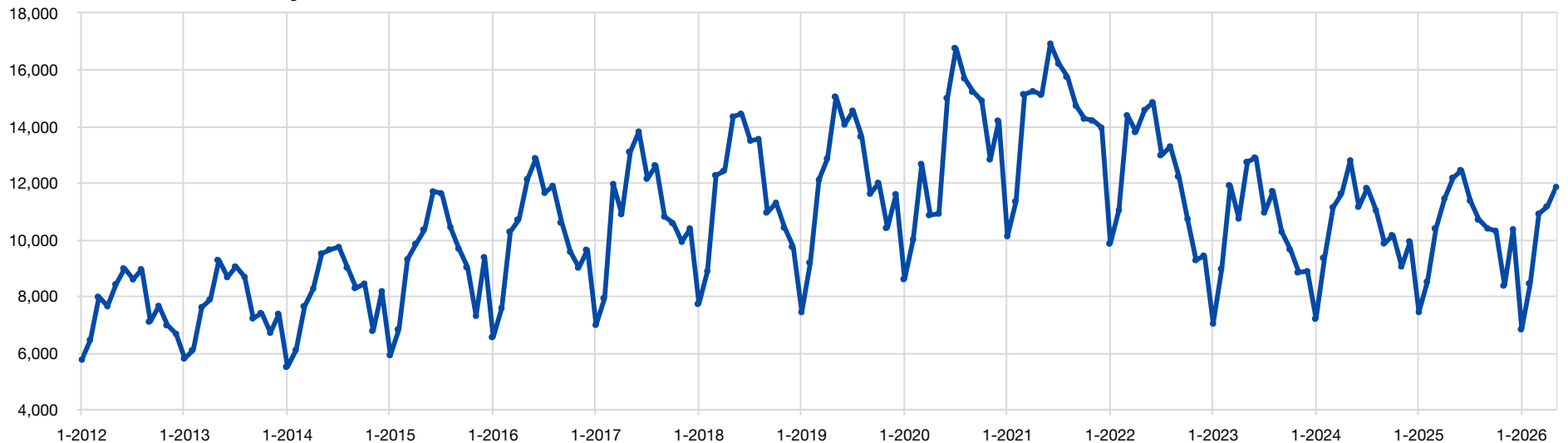


## Year to Date



	Closed Sales	Prior Year	Percent Change
June 2025	12,446	11,151	+ 11.6%
July 2025	11,368	11,813	- 3.8%
August 2025	10,701	11,030	- 3.0%
September 2025	10,385	9,857	+ 5.4%
October 2025	10,298	10,146	+ 1.5%
November 2025	8,363	9,040	- 7.5%
December 2025	10,353	9,925	+ 4.3%
January 2026	6,817	7,427	- 8.2%
February 2026	8,439	8,499	- 0.7%
March 2026	10,904	10,385	+ 5.0%
April 2026	11,160	11,440	- 2.4%
<b>May 2026</b>	<b>11,850</b>	<b>12,175</b>	<b>- 2.7%</b>
12-Month Avg	10,257	10,241	+ 0.2%

## Historical Closed Sales by Month

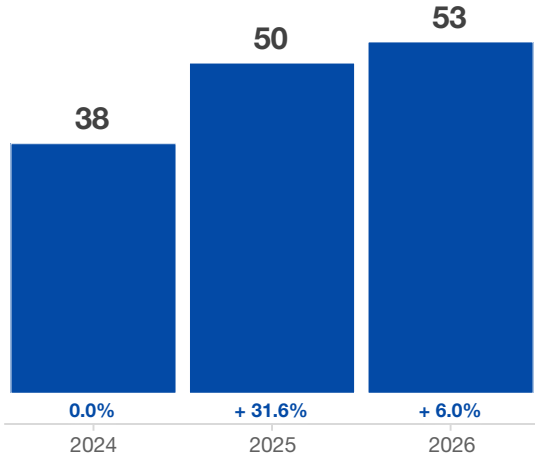


# Days on Market Until Sale

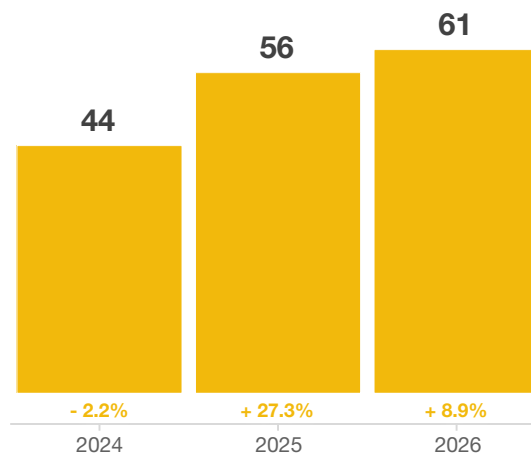
Average number of days between when a property is listed and when an offer is accepted in a given month.



## May



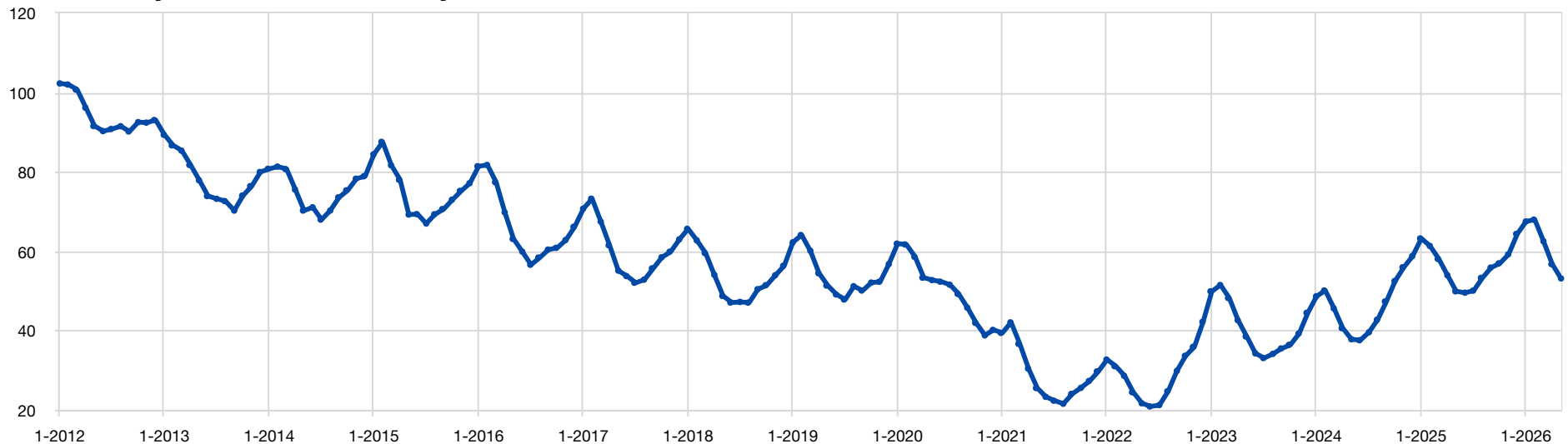
## Year to Date



Days on Market	Prior Year	Percent Change	
June 2025	50	38	+ 31.6%
July 2025	50	40	+ 25.0%
August 2025	53	43	+ 23.3%
September 2025	56	47	+ 19.1%
October 2025	57	52	+ 9.6%
November 2025	59	56	+ 5.4%
December 2025	64	59	+ 8.5%
January 2026	67	63	+ 6.3%
February 2026	68	61	+ 11.5%
March 2026	63	58	+ 8.6%
April 2026	57	54	+ 5.6%
<b>May 2026</b>	<b>53</b>	<b>50</b>	<b>+ 6.0%</b>
12-Month Avg*	57	51	+ 12.6%

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

## Historical Days on Market Until Sale by Month

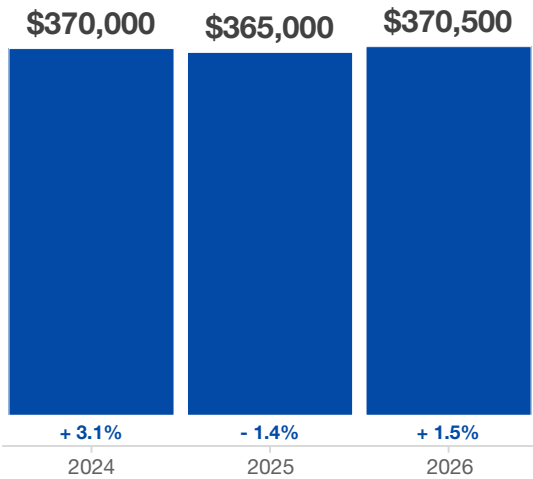


# Median Sales Price

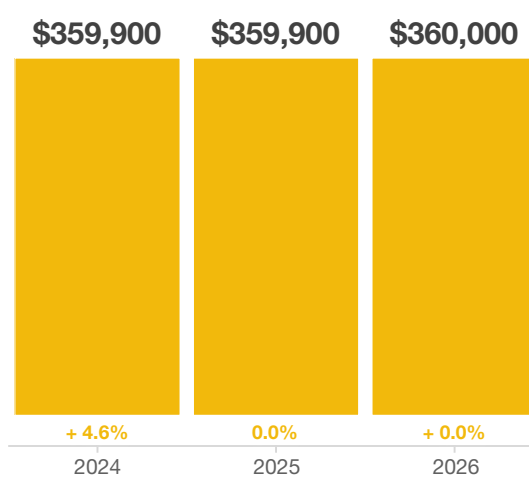
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## May



## Year to Date



	Median Sales Price	Prior Year	Percent Change
June 2025	\$375,000	\$368,726	+ 1.7%
July 2025	\$365,000	\$366,000	- 0.3%
August 2025	\$365,000	\$360,000	+ 1.4%
September 2025	\$355,000	\$364,900	- 2.7%
October 2025	\$355,125	\$360,000	- 1.4%
November 2025	\$356,000	\$357,500	- 0.4%
December 2025	\$355,000	\$359,000	- 1.1%
January 2026	\$345,000	\$349,900	- 1.4%
February 2026	\$350,000	\$350,000	0.0%
March 2026	\$360,000	\$360,000	0.0%
April 2026	\$367,200	\$361,500	+ 1.6%
<b>May 2026</b>	<b>\$370,500</b>	<b>\$365,000</b>	<b>+ 1.5%</b>
12-Month Avg*	\$360,000	\$360,000	0.0%

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

## Historical Median Sales Price by Month

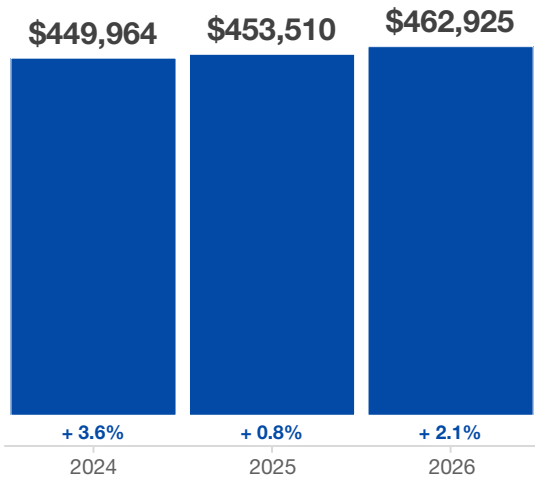


# Average Sales Price

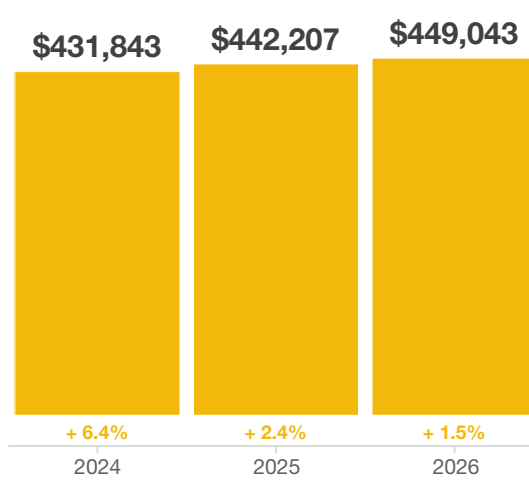
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## May



## Year to Date



	Avg. Sales Price	Prior Year	Percent Change
June 2025	\$466,462	\$461,788	+ 1.0%
July 2025	\$450,427	\$446,612	+ 0.9%
August 2025	\$448,088	\$437,468	+ 2.4%
September 2025	\$447,324	\$444,125	+ 0.7%
October 2025	\$449,992	\$442,847	+ 1.6%
November 2025	\$448,604	\$439,639	+ 2.0%
December 2025	\$450,180	\$440,166	+ 2.3%
January 2026	\$428,099	\$427,235	+ 0.2%
February 2026	\$441,048	\$429,756	+ 2.6%
March 2026	\$441,827	\$438,931	+ 0.7%
April 2026	\$460,212	\$452,116	+ 1.8%
<b>May 2026</b>	<b>\$462,925</b>	<b>\$453,510</b>	<b>+ 2.1%</b>
12-Month Avg*	\$450,850	\$443,836	+ 1.6%

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

## Historical Average Sales Price by Month

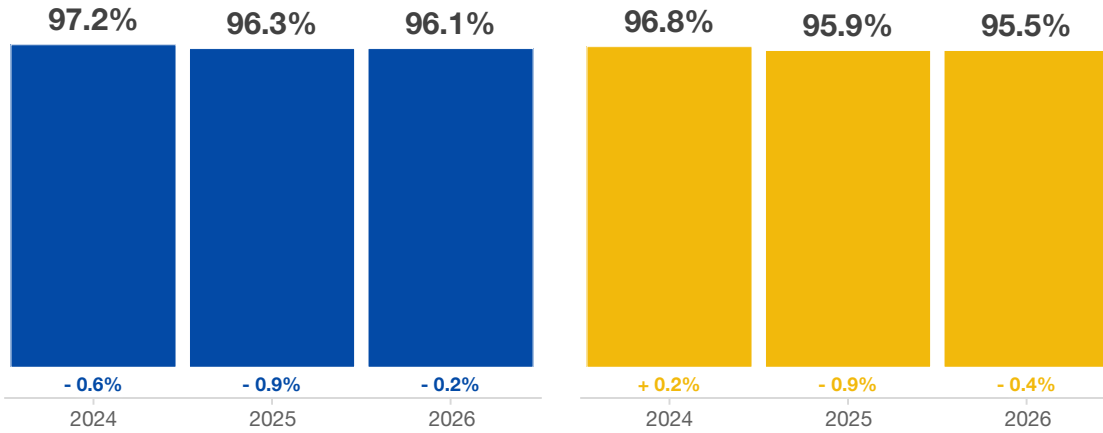


# Percent of Original List Price Received

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.



## May



	Pct. of Orig. Price Received	Prior Year	Percent Change
June 2025	96.2%	97.2%	-1.0%
July 2025	95.7%	96.6%	-0.9%
August 2025	95.0%	96.0%	-1.0%
September 2025	94.8%	95.8%	-1.0%
October 2025	94.5%	95.6%	-1.2%
November 2025	94.6%	95.5%	-0.9%
December 2025	94.3%	95.3%	-1.0%
January 2026	94.3%	95.2%	-0.9%
February 2026	94.9%	95.6%	-0.7%
March 2026	95.6%	96.0%	-0.4%
April 2026	95.9%	96.2%	-0.3%
<b>May 2026</b>	<b>96.1%</b>	<b>96.3%</b>	<b>-0.2%</b>
12-Month Avg*	95.2%	96.0%	-0.8%

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

## Historical Percent of Original List Price Received by Month

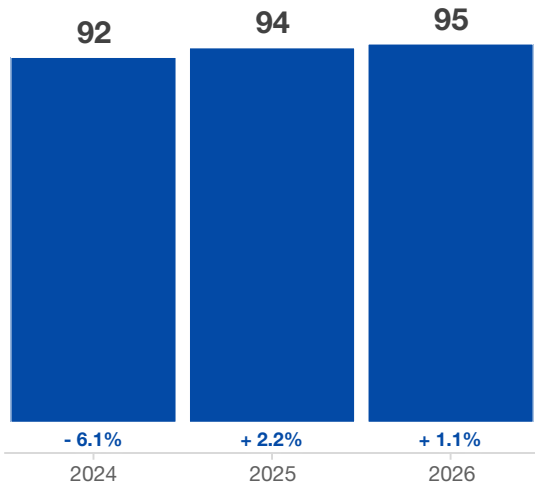


# Housing Affordability Index

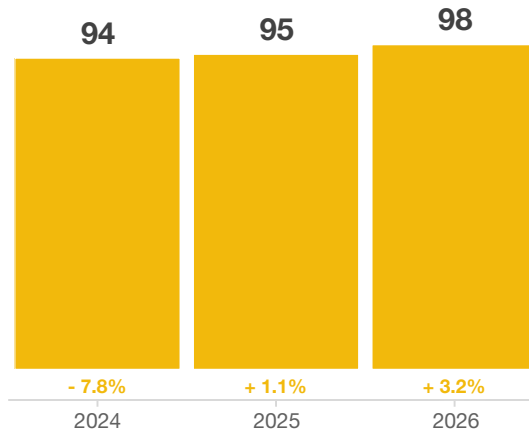
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## May



## Year to Date



	Affordability Index	Prior Year	Percent Change
June 2025	92	93	- 1.1%
July 2025	95	94	+ 1.1%
August 2025	97	100	- 3.0%
September 2025	101	101	0.0%
October 2025	103	98	+ 5.1%
November 2025	102	96	+ 6.3%
December 2025	103	96	+ 7.3%
January 2026	106	97	+ 9.3%
February 2026	106	99	+ 7.1%
March 2026	99	97	+ 2.1%
April 2026	99	95	+ 4.2%
<b>May 2026</b>	<b>95</b>	<b>94</b>	<b>+ 1.1%</b>
12-Month Avg	100	97	+ 3.1%

## Historical Housing Affordability Index by Month

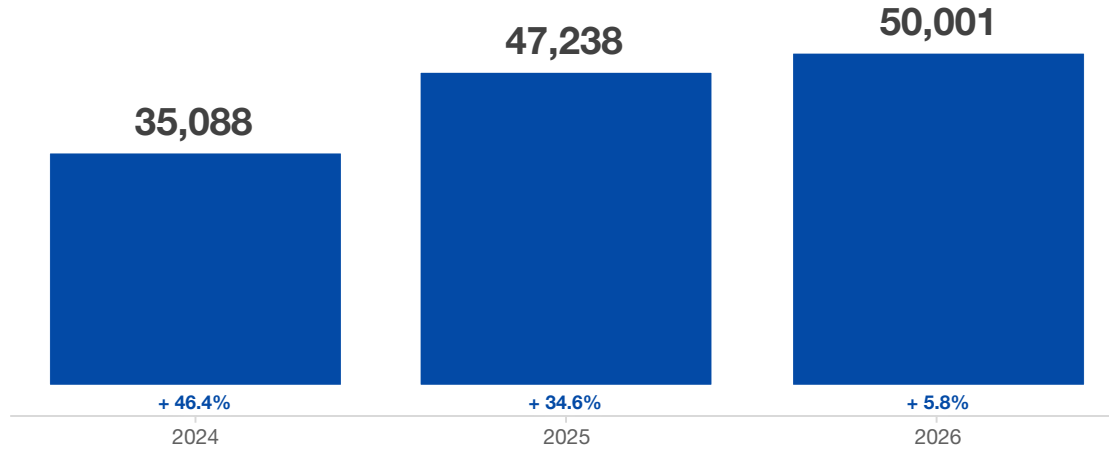


# Inventory of Homes for Sale

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



## May



	Homes for Sale	Prior Year	Percent Change
June 2025	48,441	37,351	+ 29.7%
July 2025	49,450	38,537	+ 28.3%
August 2025	49,144	40,239	+ 22.1%
September 2025	48,926	41,003	+ 19.3%
October 2025	49,155	41,826	+ 17.5%
November 2025	47,465	40,831	+ 16.2%
December 2025	41,546	36,795	+ 12.9%
January 2026	43,136	38,530	+ 12.0%
February 2026	44,000	39,743	+ 10.7%
March 2026	45,754	41,701	+ 9.7%
April 2026	47,977	44,732	+ 7.3%
<b>May 2026</b>	<b>50,001</b>	<b>47,238</b>	<b>+ 5.8%</b>
12-Month Avg	47,083	40,711	+ 15.7%

## Historical Inventory of Homes for Sale by Month

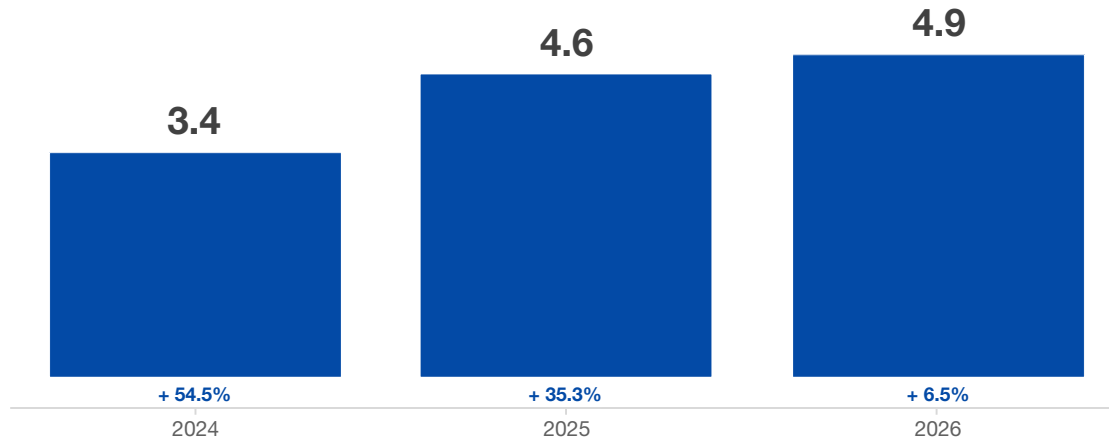


# Months Supply of Inventory

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.



## May



Months Supply	Prior Year	Percent Change
June 2025	3.6	+ 30.6%
July 2025	3.7	+ 29.7%
August 2025	3.9	+ 23.1%
September 2025	4.0	+ 17.5%
October 2025	4.0	+ 20.0%
November 2025	3.9	+ 17.9%
December 2025	3.5	+ 14.3%
January 2026	3.7	+ 13.5%
February 2026	3.9	+ 10.3%
March 2026	4.0	+ 10.0%
April 2026	4.4	+ 4.5%
<b>May 2026</b>	<b>4.6</b>	<b>+ 6.5%</b>
12-Month Avg*	4.6	+ 16.0%

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

## Historical Months Supply of Inventory by Month

