

Monthly Indicators



April 2026

U.S. existing-home sales fell 3.6% month-over-month and 1.0% year-over-year to a seasonally adjusted annual rate of 3.98 million, according to the National Association of REALTORS® (NAR), as tight supply and ongoing affordability challenges constrained activity. Sales declined month-over-month in all four regions. Year-over-year, sales increased in the South and West but fell in the Midwest and Northeast.

New Listings in the state of Georgia increased 5.1 percent to 21,804. Pending Sales decreased 2.2 percent to 11,555. Inventory increased 8.3 percent to 48,450.

Median Sales Price increased 1.7 percent from \$361,500 to \$367,500. Days on Market increased 5.6 percent to 57. Months Supply of Inventory increased 6.8 percent to 4.7.

Nationally, the median existing-home price rose 1.4% from a year earlier to \$408,800, marking the 33rd consecutive month of year-over-year price increases as limited inventory continued to put upward pressure on prices, NAR said. There were 1.36 million homes for sale heading into April, up 2.3% from a year earlier, representing a 4.1-month supply at the current sales pace.

Activity Snapshot

- 3.1%	+ 1.7%	+ 8.3%
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.



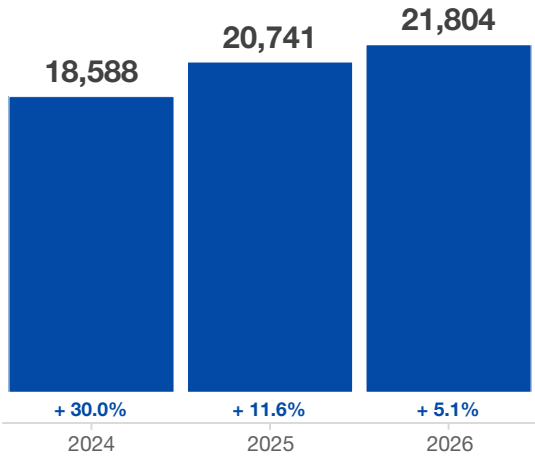
Key Metrics	Historical Sparkbars	4-2025	4-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		20,741	21,804	+ 5.1%	73,827	76,105	+ 3.1%
Pending Sales		11,813	11,555	- 2.2%	43,072	43,166	+ 0.2%
Closed Sales		11,440	11,081	- 3.1%	37,750	37,208	- 1.4%
Days on Market Until Sale		54	57	+ 5.6%	59	63	+ 6.8%
Median Sales Price		\$361,500	\$367,500	+ 1.7%	\$355,000	\$357,000	+ 0.6%
Average Sales Price		\$452,116	\$461,020	+ 2.0%	\$438,556	\$444,912	+ 1.4%
Pct. of Orig. Price Received		96.2%	96.0%	- 0.2%	95.8%	95.3%	- 0.5%
Housing Affordability Index		95	99	+ 4.2%	97	102	+ 5.2%
Inventory of Homes for Sale		44,723	48,450	+ 8.3%	—	—	—
Months Supply of Inventory		4.4	4.7	+ 6.8%	—	—	—

New Listings

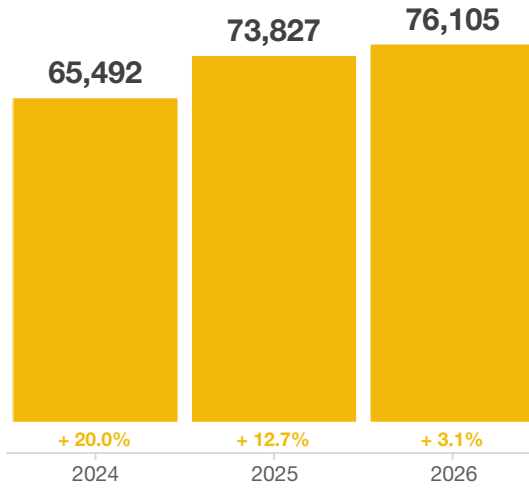
A count of the properties that have been newly listed on the market in a given month.



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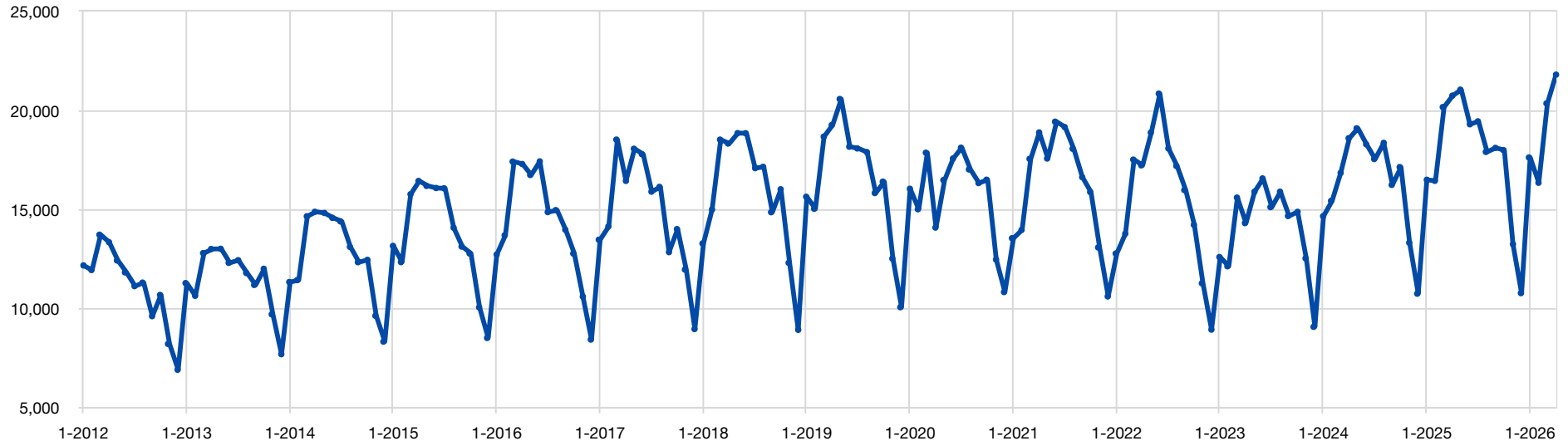


Year to Date



	New Listings	Prior Year	Percent Change
May 2025	21,044	19,090	+ 10.2%
June 2025	19,295	18,282	+ 5.5%
July 2025	19,441	17,539	+ 10.8%
August 2025	17,897	18,355	- 2.5%
September 2025	18,100	16,229	+ 11.5%
October 2025	17,988	17,128	+ 5.0%
November 2025	13,228	13,302	- 0.6%
December 2025	10,755	10,727	+ 0.3%
January 2026	17,614	16,487	+ 6.8%
February 2026	16,338	16,435	- 0.6%
March 2026	20,349	20,164	+ 0.9%
April 2026	21,804	20,741	+ 5.1%
12-Month Avg	17,821	17,040	+ 4.6%

Historical New Listings by Month

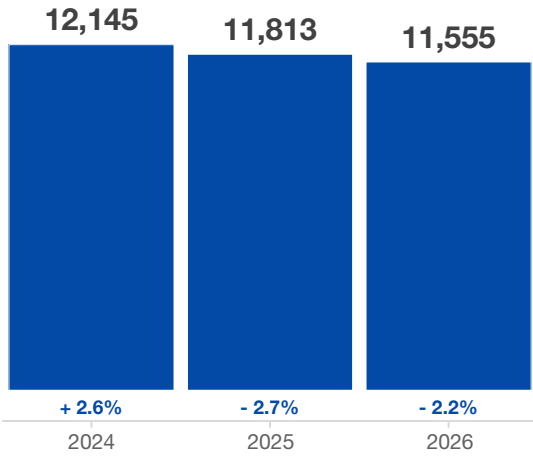


Pending Sales

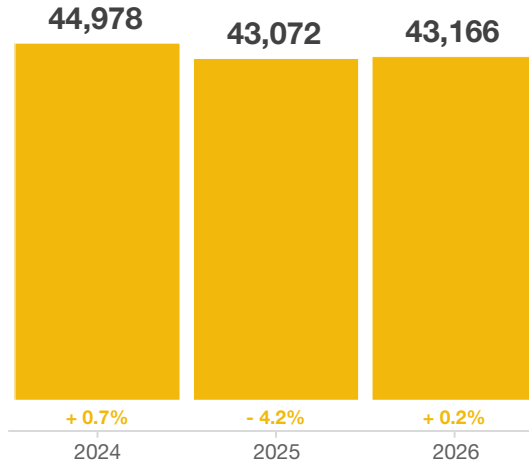
A count of the properties on which offers have been accepted in a given month.



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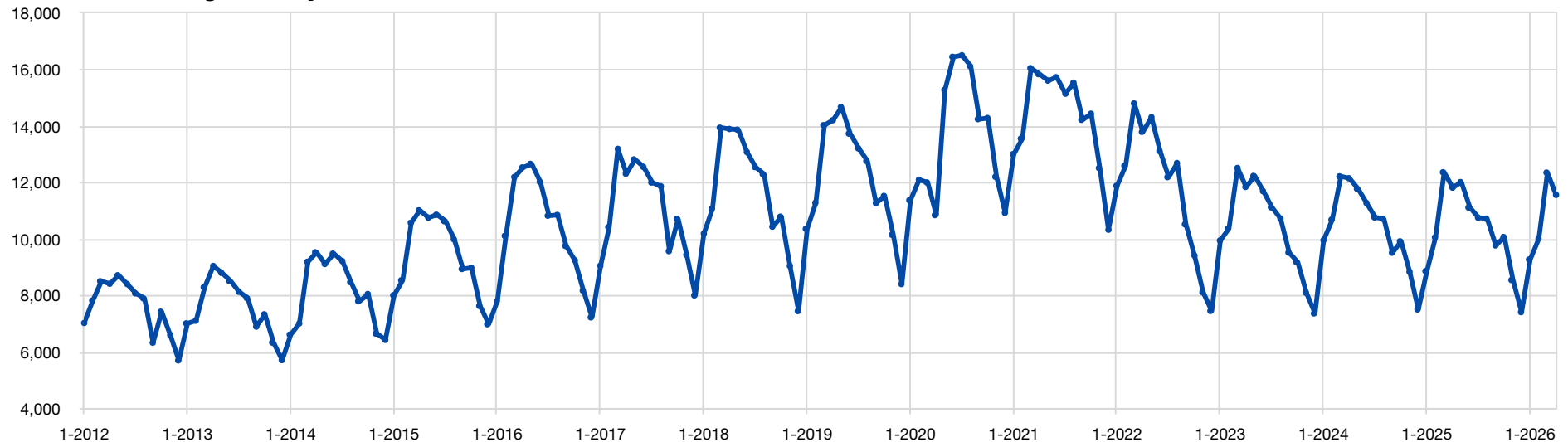


Year to Date



	Pending Sales	Prior Year	Percent Change
May 2025	12,008	11,772	+ 2.0%
June 2025	11,107	11,264	- 1.4%
July 2025	10,747	10,755	- 0.1%
August 2025	10,711	10,708	+ 0.0%
September 2025	9,762	9,506	+ 2.7%
October 2025	10,061	9,909	+ 1.5%
November 2025	8,536	8,827	- 3.3%
December 2025	7,398	7,492	- 1.3%
January 2026	9,262	8,853	+ 4.6%
February 2026	10,004	10,049	- 0.4%
March 2026	12,345	12,357	- 0.1%
April 2026	11,555	11,813	- 2.2%
12-Month Avg	10,291	10,275	+ 0.2%

Historical Pending Sales by Month

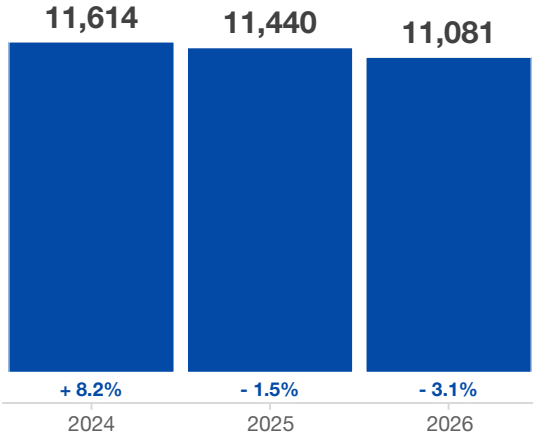


Closed Sales

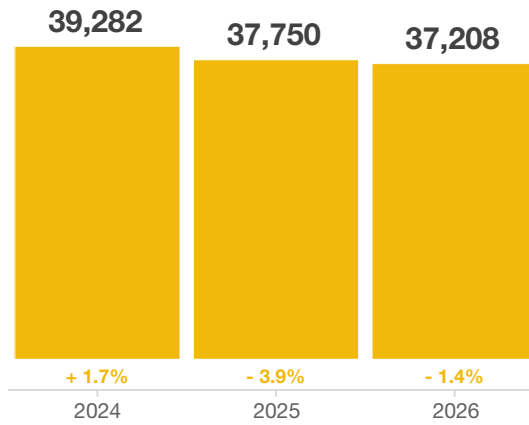
A count of the actual sales that closed in a given month.



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Year to Date



	Closed Sales	Prior Year	Percent Change
May 2025	12,175	12,791	- 4.8%
June 2025	12,446	11,151	+ 11.6%
July 2025	11,368	11,812	- 3.8%
August 2025	10,697	11,030	- 3.0%
September 2025	10,382	9,857	+ 5.3%
October 2025	10,297	10,146	+ 1.5%
November 2025	8,361	9,039	- 7.5%
December 2025	10,349	9,925	+ 4.3%
January 2026	6,814	7,426	- 8.2%
February 2026	8,433	8,499	- 0.8%
March 2026	10,880	10,385	+ 4.8%
April 2026	11,081	11,440	- 3.1%
12-Month Avg	10,274	10,292	- 0.2%

Historical Closed Sales by Month

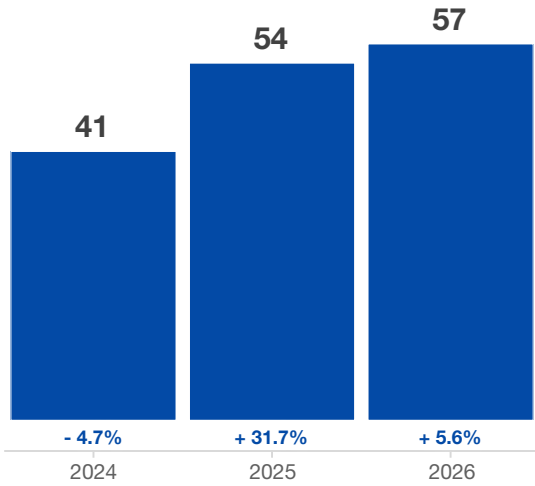


Days on Market Until Sale

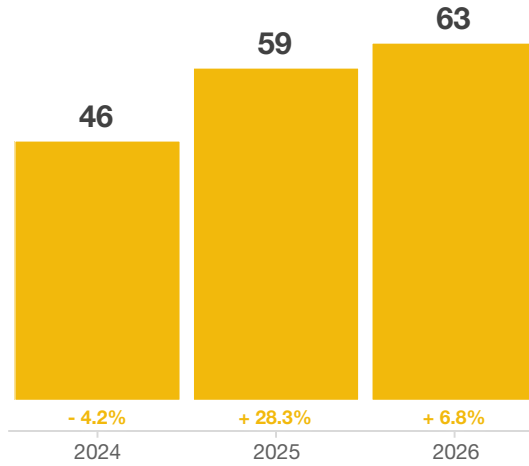
Average number of days between when a property is listed and when an offer is accepted in a given month.



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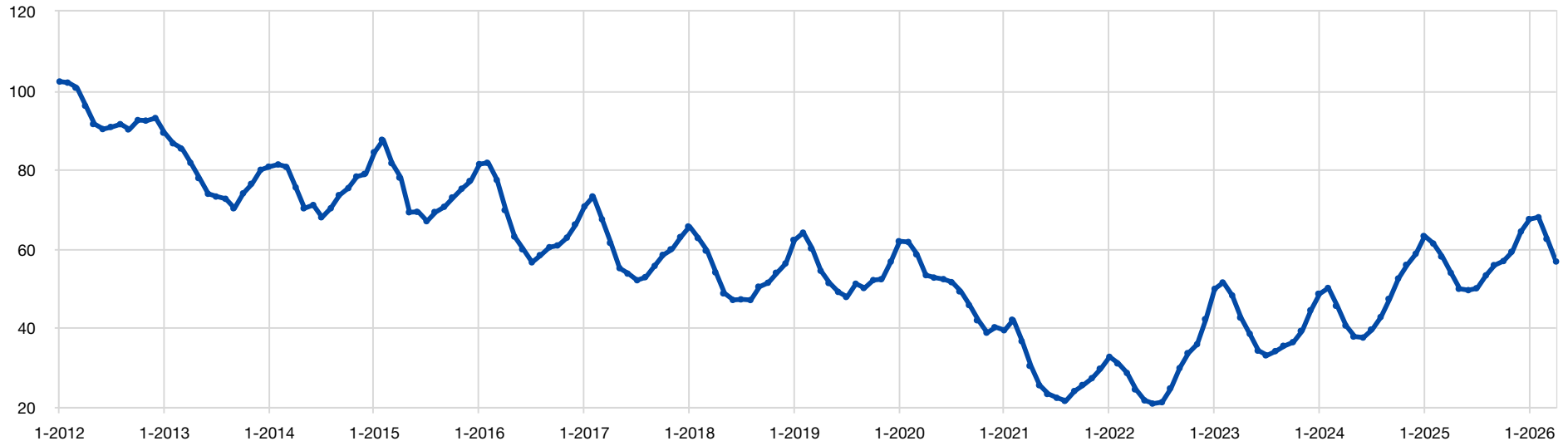
Year to Date



Month	Days on Market	Prior Year	Percent Change
May 2025	50	38	+ 31.6%
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	62	58	+ 6.9%
April 2026	57	54	+ 5.6%
12-Month Avg*	57	50	+ 14.7%

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

Historical Days on Market Until Sale by Month

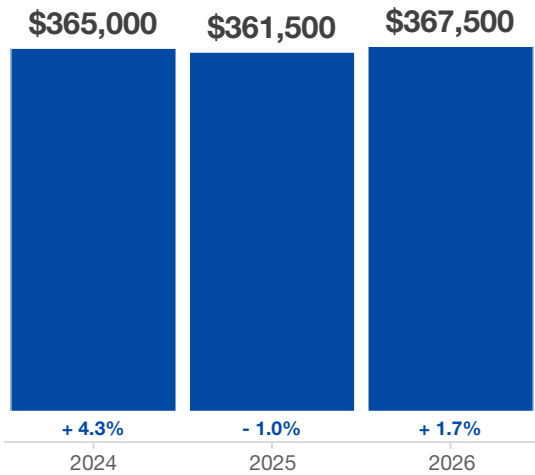


Median Sales Price

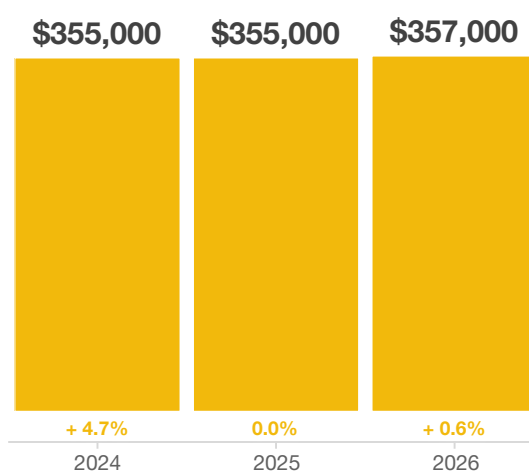
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



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Year to Date



	Median Sales Price	Prior Year	Percent Change
May 2025	\$365,000	\$370,000	- 1.4%
June 2025	\$375,000	\$368,726	+ 1.7%
July 2025	\$365,000	\$366,000	- 0.3%
August 2025	\$364,995	\$360,000	+ 1.4%
September 2025	\$354,900	\$364,900	- 2.7%
October 2025	\$355,250	\$360,000	- 1.3%
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	\$367,500	\$361,500	+ 1.7%
12-Month Avg*	\$360,000	\$360,000	0.0%

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

Historical Median Sales Price by Month

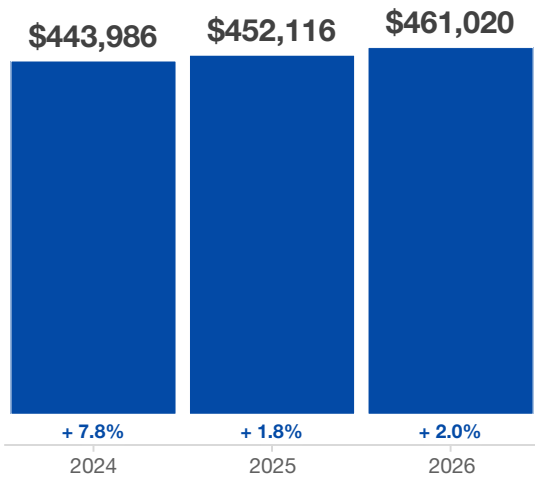


Average Sales Price

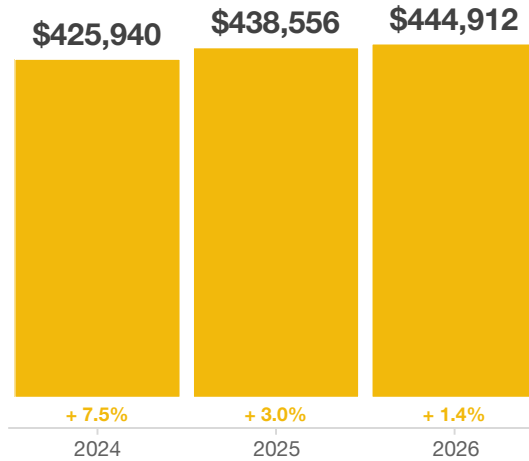
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



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Year to Date



	Avg. Sales Price	Prior Year	Percent Change
May 2025	\$453,510	\$449,964	+ 0.8%
June 2025	\$466,462	\$461,788	+ 1.0%
July 2025	\$450,427	\$446,627	+ 0.9%
August 2025	\$448,039	\$437,468	+ 2.4%
September 2025	\$447,274	\$444,125	+ 0.7%
October 2025	\$449,990	\$442,847	+ 1.6%
November 2025	\$448,547	\$439,652	+ 2.0%
December 2025	\$450,143	\$440,166	+ 2.3%
January 2026	\$428,142	\$427,212	+ 0.2%
February 2026	\$441,221	\$429,756	+ 2.7%
March 2026	\$441,883	\$438,931	+ 0.7%
April 2026	\$461,020	\$452,116	+ 2.0%
12-Month Avg*	\$450,026	\$443,518	+ 1.5%

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

Historical Average Sales Price by Month

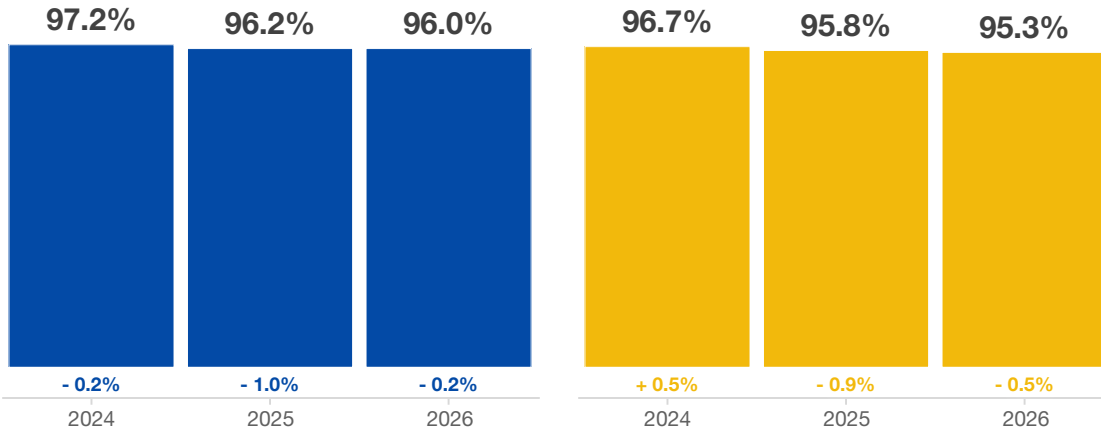


Percent of Original List Price Received

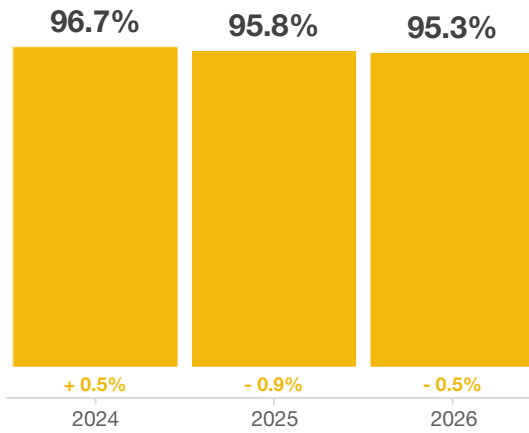
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



April



Year to Date



	Pct. of Orig. Price Received	Prior Year	Percent Change
May 2025	96.3%	97.2%	- 0.9%
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	96.0%	96.2%	- 0.2%
12-Month Avg*	95.3%	96.1%	- 0.9%

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

Historical Percent of Original List Price Received by Month

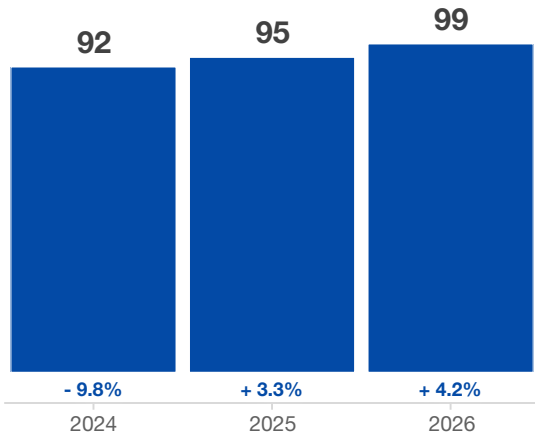


Housing Affordability Index

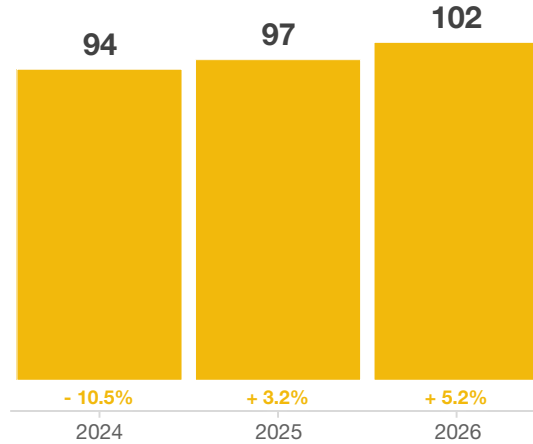
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



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Year to Date



	Affordability Index	Prior Year	Percent Change
May 2025	94	92	+ 2.2%
June 2025	92	93	- 1.1%
July 2025	95	94	+ 1.1%
August 2025	97	100	- 3.0%
September 2025	102	101	+ 1.0%
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%
12-Month Avg	100	97	+ 3.1%

Historical Housing Affordability Index by Month

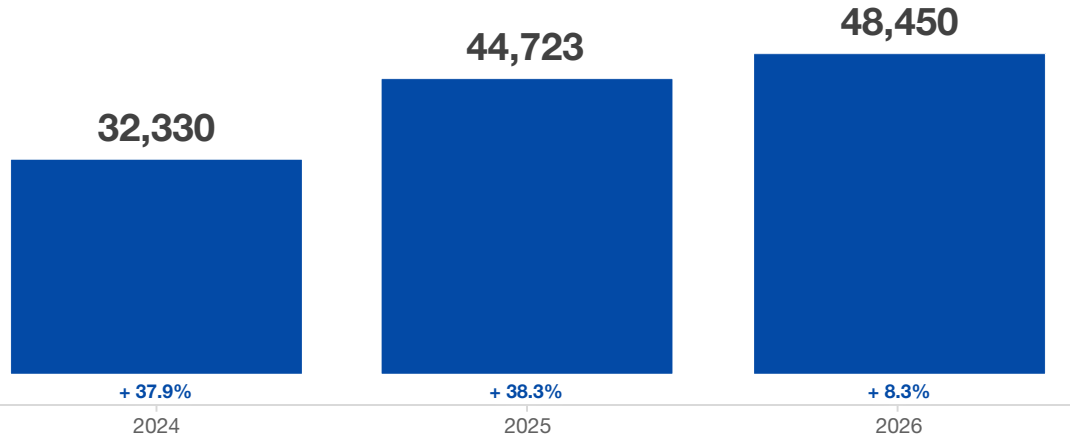


Inventory of Homes for Sale

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

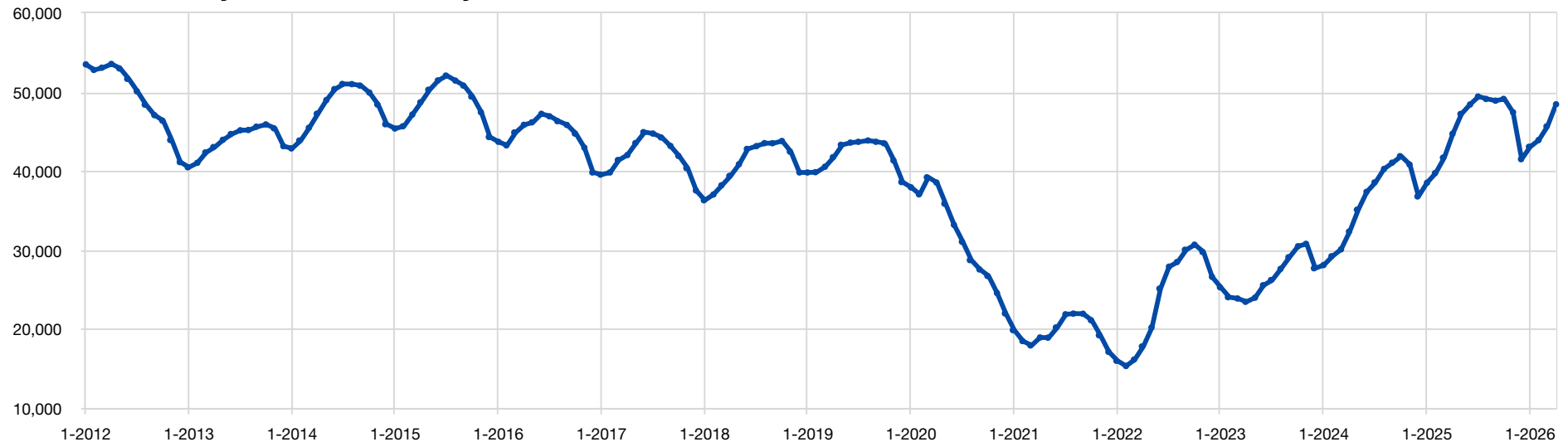


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	Homes for Sale	Prior Year	Percent Change
May 2025	47,229	35,100	+ 34.6%
June 2025	48,431	37,367	+ 29.6%
July 2025	49,435	38,558	+ 28.2%
August 2025	49,131	40,272	+ 22.0%
September 2025	48,911	41,053	+ 19.1%
October 2025	49,134	41,882	+ 17.3%
November 2025	47,438	40,827	+ 16.2%
December 2025	41,503	36,787	+ 12.8%
January 2026	43,076	38,521	+ 11.8%
February 2026	43,923	39,734	+ 10.5%
March 2026	45,650	41,692	+ 9.5%
April 2026	48,450	44,723	+ 8.3%
12-Month Avg	46,859	39,710	+ 18.0%

Historical Inventory of Homes for Sale by Month

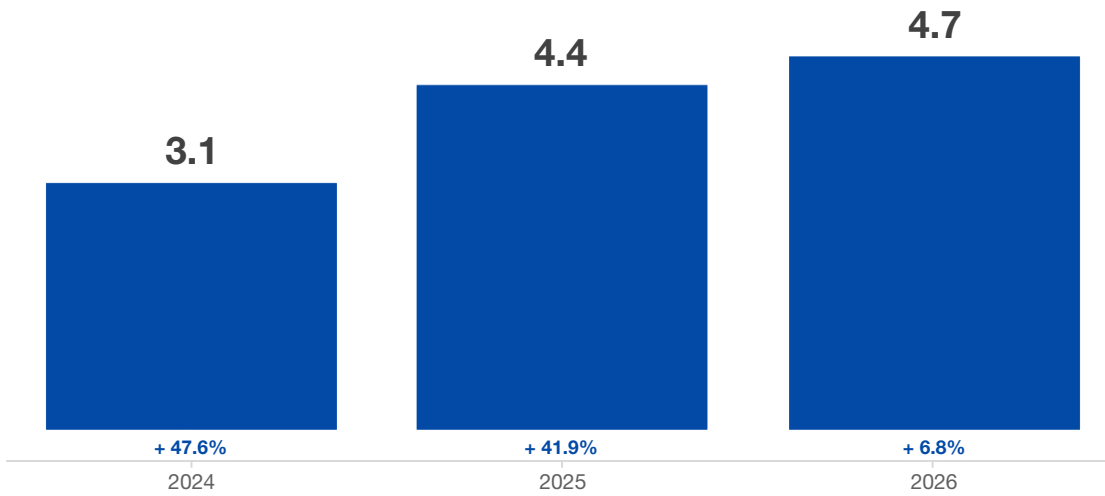


Months Supply of Inventory

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.



April



	Months Supply	Prior Year	Percent Change
May 2025	4.6	3.4	+ 35.3%
June 2025	4.7	3.6	+ 30.6%
July 2025	4.8	3.7	+ 29.7%
August 2025	4.8	3.9	+ 23.1%
September 2025	4.7	4.0	+ 17.5%
October 2025	4.8	4.0	+ 20.0%
November 2025	4.6	3.9	+ 17.9%
December 2025	4.0	3.5	+ 14.3%
January 2026	4.2	3.7	+ 13.5%
February 2026	4.3	3.9	+ 10.3%
March 2026	4.4	4.0	+ 10.0%
April 2026	4.7	4.4	+ 6.8%
12-Month Avg*	4.6	3.8	+ 18.4%

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

Historical Months Supply of Inventory by Month

