Monthly Indicators

September 2026

U.S. existing-home sales fell 2.0% from the previous month and 1.2% from a year earlier to a seasonally adjusted annual rate of 3.98 million, the first reading below 4 million since June 2025, according to the National Association of REALTORS® (NAR). Sales held steady in the West and declined in the Northeast, Midwest, and South. Compared with a year earlier, sales were unchanged in the South and declined in the Northeast, Midwest, and West.

New Listings in the state of Georgia decreased 4.3 percent to 18,041. Pending Sales decreased 14.4 percent to 8,739. Inventory increased 4.0 percent to 55,422.

Median Sales Price increased 1.4 percent from $350,000 to $355,000. Days on Market increased 8.8 percent to 62. Months Supply of Inventory increased 4.0 percent to 5.2.

Heading into September, there were 1.62 million homes listed for sale, up 3.2% from the previous month and 5.9% from a year earlier, the first time inventory has exceeded 1.6 million units since November 2019, NAR reported. That represents a 4.9-month supply at the current sales pace, up from 4.6 months a month earlier and the highest level in over ten years, according to NAR Chief Economist Lawrence Yun. The median existing-home sales price rose 1.6% year-over-year to $429,100, marking 38 consecutive months of annual gains, and year-to-date sales are up 1.6%. The Federal Reserve raised its benchmark rate by a quarter point on September 16 to a range of 3.75% to 4%, its first increase since July 2023, and the 30-year fixed-rate mortgage moved above 7% in late September, up from an August average of 6.67%, according to Freddie Mac.

Activity Snapshot

- 9.8%	+ 1.4%	+ 4.0%
One-Year Change in **Closed Sales**	One-Year Change in **Median Sales Price**	One-Year Change in **Homes for Sale**

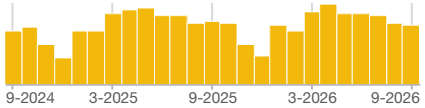
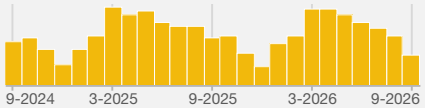
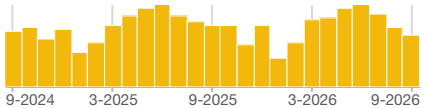
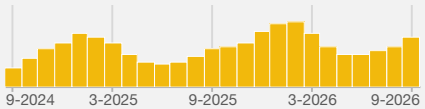
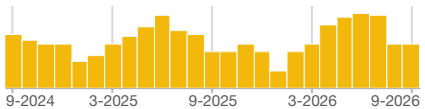
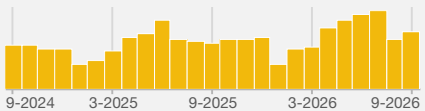
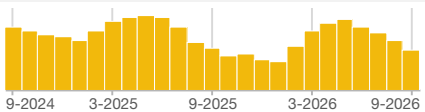
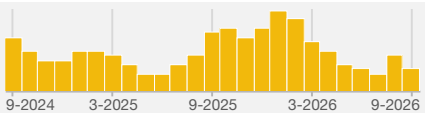
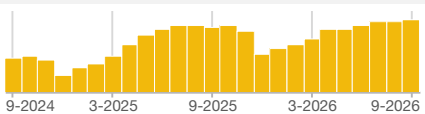
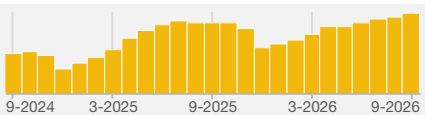
A research tool provided by the Georgia Association of REALTORS®. Residential real estate activity composed of single-family properties, townhomes and condominiums combined. Changes in methodology were implemented in October 2012 to provide a more accurate count of inventory and related metrics. Due 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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Current as of October 16, 2026. All data from the multiple listing services in the state of Georgia. Report © 2026 ShowingTime Plus, LLC.

Activity Overview

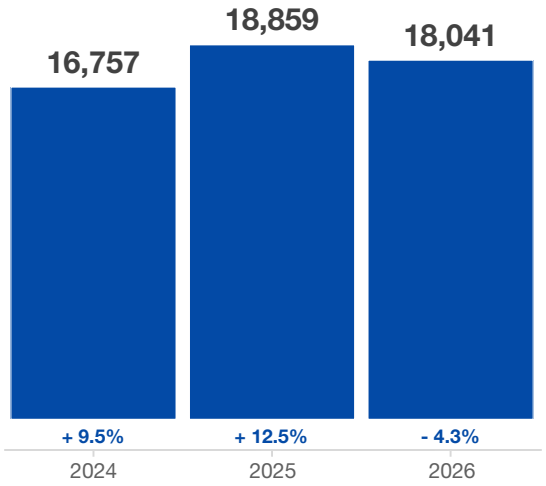
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	9-2025	9-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		18,859	**18,041**	- 4.3%	176,922	**177,628**	+ 0.4%
Pending Sales		10,204	**8,739**	- 14.4%	101,817	**100,004**	- 1.8%
Closed Sales		10,855	**9,786**	- 9.8%	99,189	**97,500**	- 1.7%
Days on Market Until Sale		57	**62**	+ 8.8%	55	**60**	+ 9.1%
Median Sales Price		$350,000	**$355,000**	+ 1.4%	$359,000	**$360,000**	+ 0.3%
Average Sales Price		$441,295	**$450,334**	+ 2.0%	$442,244	**$451,441**	+ 2.1%
Pct. of Orig. Price Received		94.8%	**94.8%**	0.0%	95.8%	**95.5%**	- 0.3%
Housing Affordability Index		103	**95**	- 7.8%	100	**94**	- 6.0%
Inventory of Homes for Sale		53,298	**55,422**	+ 4.0%	—	**—**	—
Months Supply of Inventory		5.0	**5.2**	+ 4.0%	—	**—**	—

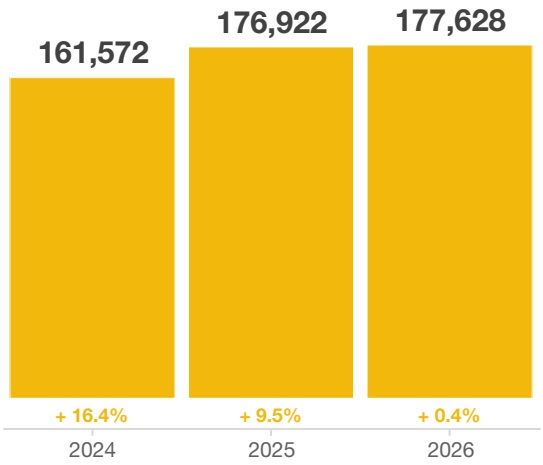
New Listings

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

September

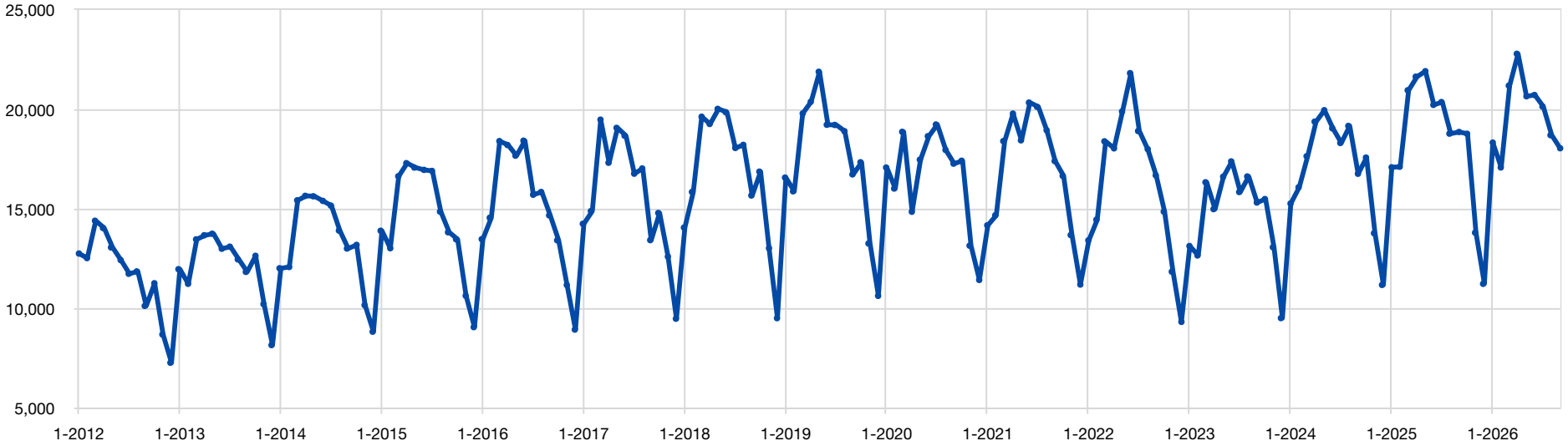


Year to Date



New Listings		Prior Year	Percent Change
October 2025	18,768	17,571	+ 6.8%
November 2025	13,795	13,768	+ 0.2%
December 2025	11,223	11,167	+ 0.5%
January 2026	18,325	17,083	+ 7.3%
February 2026	17,075	17,111	- 0.2%
March 2026	21,188	20,956	+ 1.1%
April 2026	22,790	21,639	+ 5.3%
May 2026	20,655	21,914	- 5.7%
June 2026	20,718	20,222	+ 2.5%
July 2026	20,137	20,363	- 1.1%
August 2026	18,699	18,775	- 0.4%
September 2026	**18,041**	**18,859**	**- 4.3%**
12-Month Avg	18,451	18,286	+ 0.9%

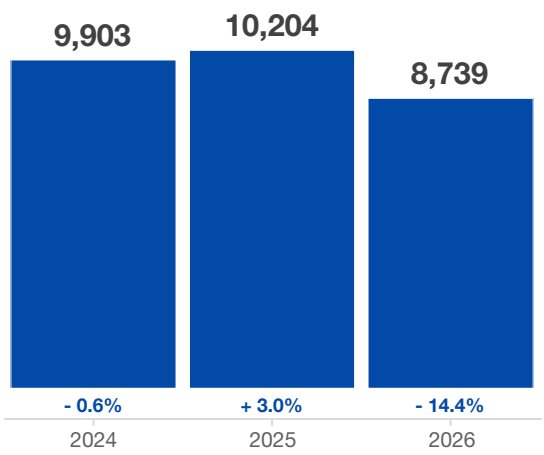
Historical New Listings by Month



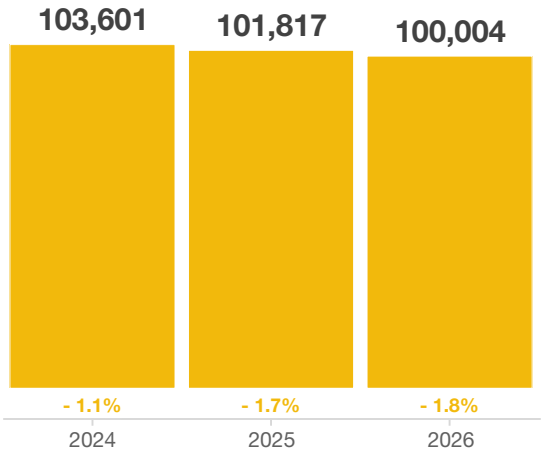
Pending Sales

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

September

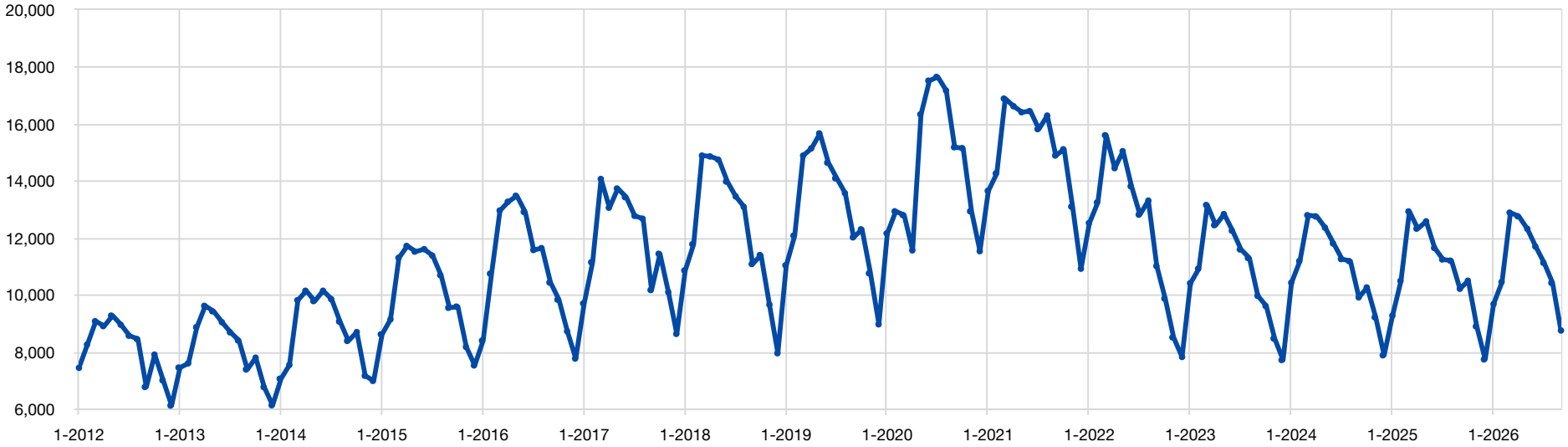


Year to Date



Pending Sales		Prior Year	Percent Change
October 2025	10,486	10,250	+ 2.3%
November 2025	8,884	9,203	- 3.5%
December 2025	7,724	7,868	- 1.8%
January 2026	9,667	9,263	+ 4.4%
February 2026	10,442	10,479	- 0.4%
March 2026	12,877	12,920	- 0.3%
April 2026	12,750	12,315	+ 3.5%
May 2026	12,311	12,572	- 2.1%
June 2026	11,689	11,639	+ 0.4%
July 2026	11,116	11,233	- 1.0%
August 2026	10,413	11,192	- 7.0%
September 2026	**8,739**	**10,204**	**- 14.4%**
12-Month Avg	10,592	10,762	- 1.6%

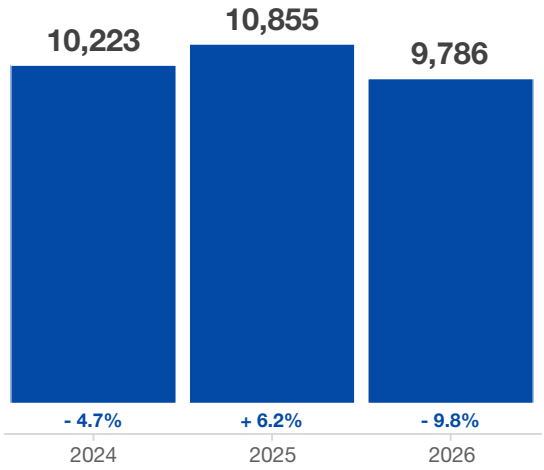
Historical Pending Sales by Month



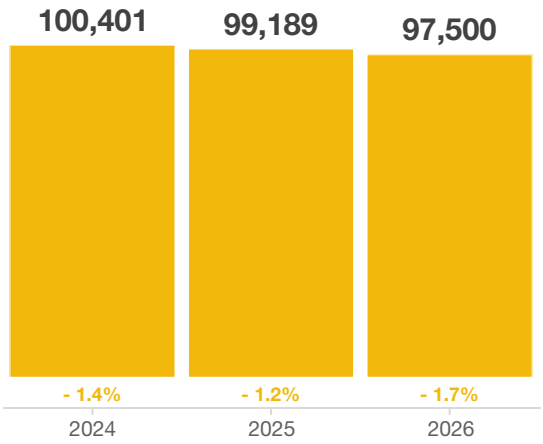
Closed Sales

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

September

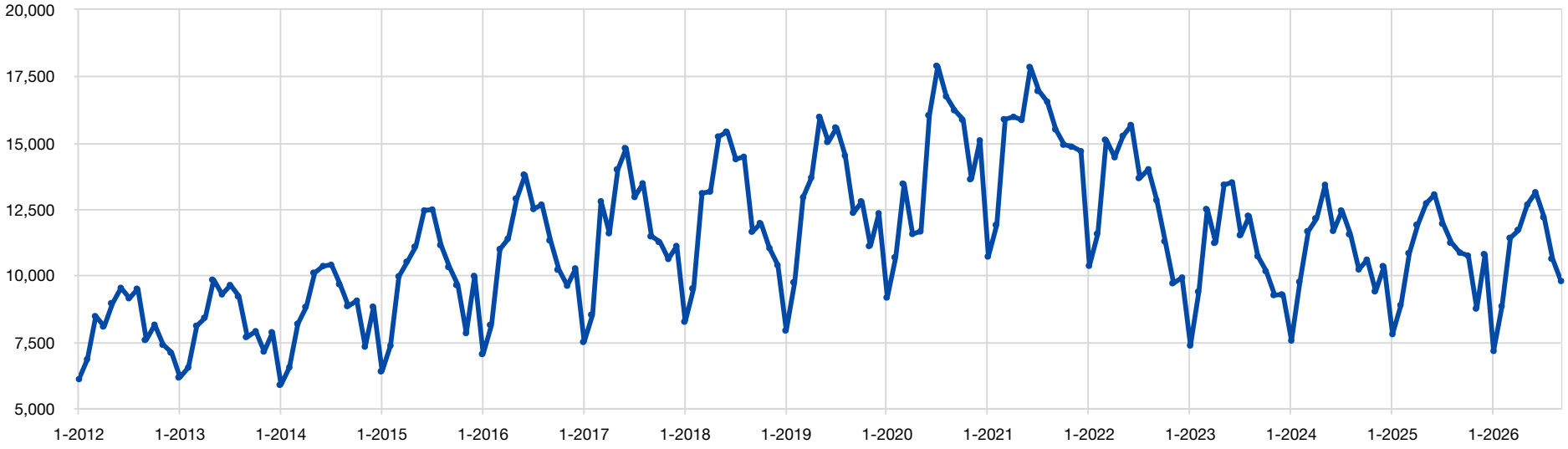


Year to Date



Closed Sales		Prior Year	Percent Change
October 2025	10,740	10,587	+ 1.4%
November 2025	8,749	9,397	- 6.9%
December 2025	10,799	10,345	+ 4.4%
January 2026	7,152	7,785	- 8.1%
February 2026	8,836	8,880	- 0.5%
March 2026	11,410	10,833	+ 5.3%
April 2026	11,708	11,903	- 1.6%
May 2026	12,663	12,711	- 0.4%
June 2026	13,128	13,044	+ 0.6%
July 2026	12,190	11,949	+ 2.0%
August 2026	10,627	11,229	- 5.4%
September 2026	**9,786**	**10,855**	**- 9.8%**
12-Month Avg	10,649	10,793	- 1.3%

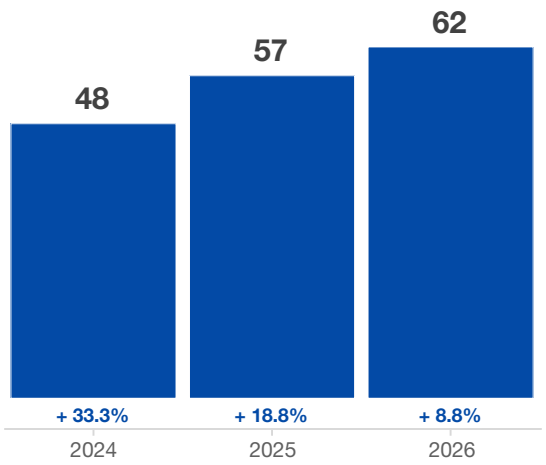
Historical Closed Sales by Month



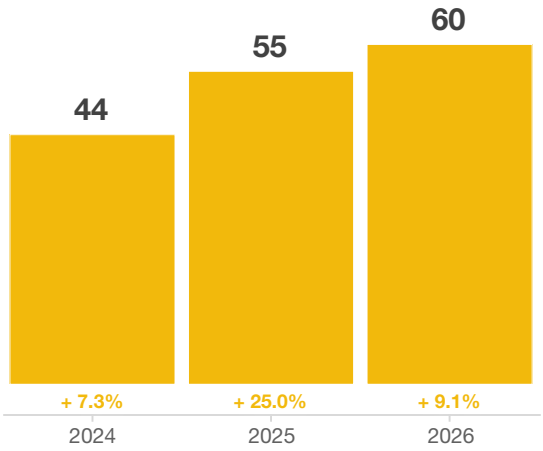
Days on Market Until Sale

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

September



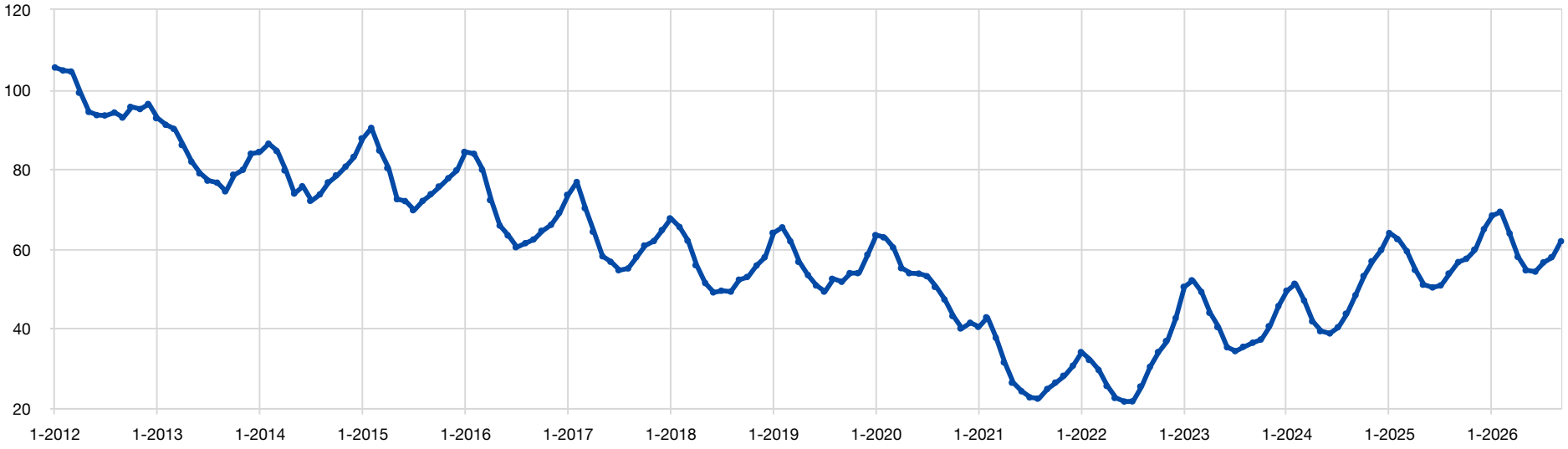
Year to Date



Days on Market		Prior Year	Percent Change
October 2025	57	53	+ 7.5%
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	57	51	+ 11.8%
August 2026	58	54	+ 7.4%
September 2026	**62**	**57**	**+ 8.8%**
12-Month Avg*	60	56	+ 8.0%

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

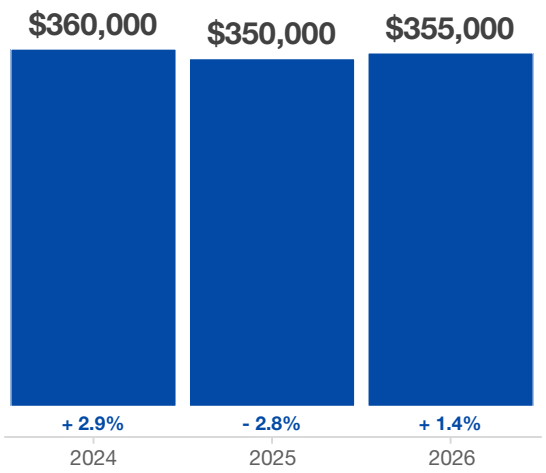
Historical Days on Market Until Sale by Month



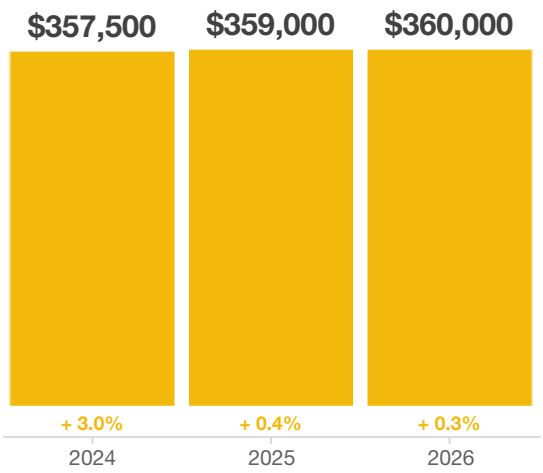
Median Sales Price

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

September



Year to Date



Median Sales Price		Prior Year	Percent Change
October 2025	$350,000	$356,500	- 1.8%
November 2025	$354,990	$354,910	+ 0.0%
December 2025	$350,000	$355,000	- 1.4%
January 2026	$340,000	$345,000	- 1.4%
February 2026	$350,000	$348,318	+ 0.5%
March 2026	$355,000	$355,000	0.0%
April 2026	$364,900	$359,000	+ 1.6%
May 2026	$369,534	$364,000	+ 1.5%
June 2026	$371,500	$370,000	+ 0.4%
July 2026	$370,000	$361,400	+ 2.4%
August 2026	$355,000	$360,000	- 1.4%
September 2026	**$355,000**	**$350,000**	**+ 1.4%**
12-Month Avg*	$359,000	$357,450	+ 0.4%

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

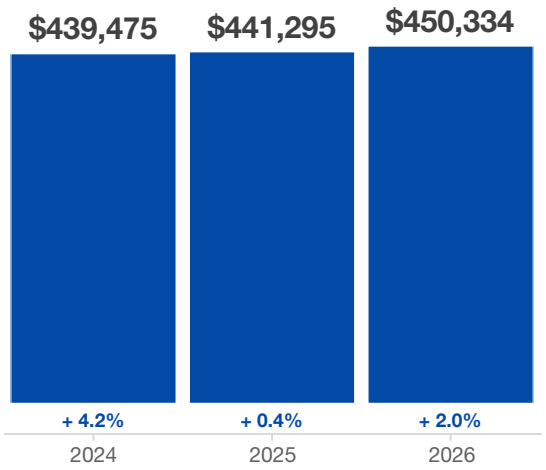
Historical Median Sales Price by Month



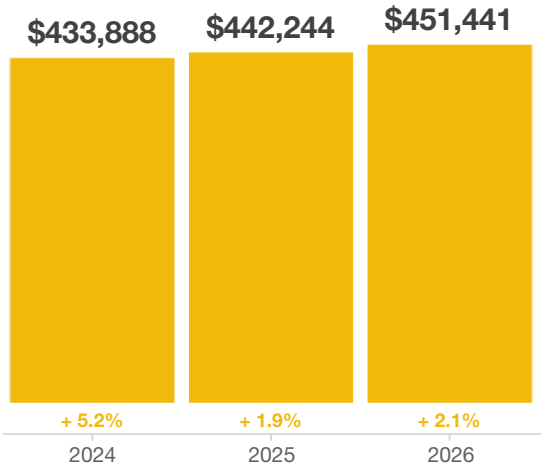
Average Sales Price

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

September



Year to Date



Avg. Sales Price		Prior Year	Percent Change
October 2025	$443,981	$438,762	+ 1.2%
November 2025	$443,856	$435,948	+ 1.8%
December 2025	$445,137	$435,804	+ 2.1%
January 2026	$422,841	$421,974	+ 0.2%
February 2026	$436,213	$425,248	+ 2.6%
March 2026	$436,867	$433,980	+ 0.7%
April 2026	$454,793	$445,958	+ 2.0%
May 2026	$460,960	$448,762	+ 2.7%
June 2026	$466,520	$461,376	+ 1.1%
July 2026	$470,484	$444,901	+ 5.8%
August 2026	$444,528	$442,251	+ 0.5%
September 2026	**$450,334**	**$441,295**	**+ 2.0%**
12-Month Avg*	$449,763	$440,988	+ 2.0%

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

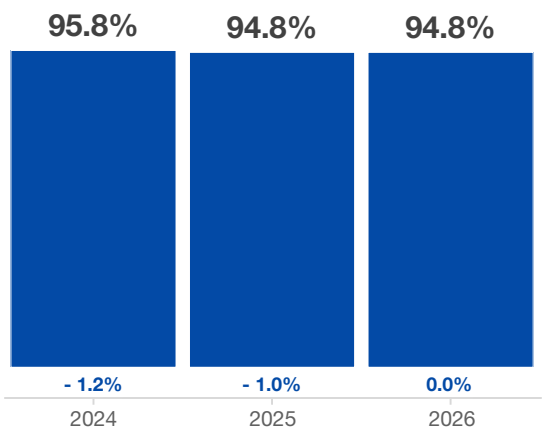
Historical Average Sales Price by Month



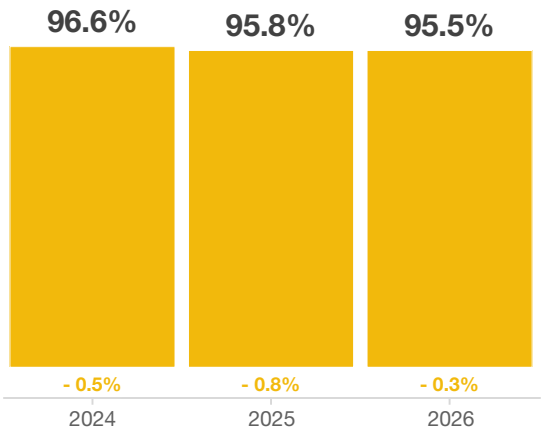
Percent of Original List Price Received

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.

September



Year to Date



Pct. of Orig. Price Received		Prior Year	Percent Change
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%
August 2026	95.2%	95.1%	+ 0.1%
September 2026	**94.8%**	**94.8%**	**0.0%**
12-Month Avg*	95.2%	95.7%	- 0.5%

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

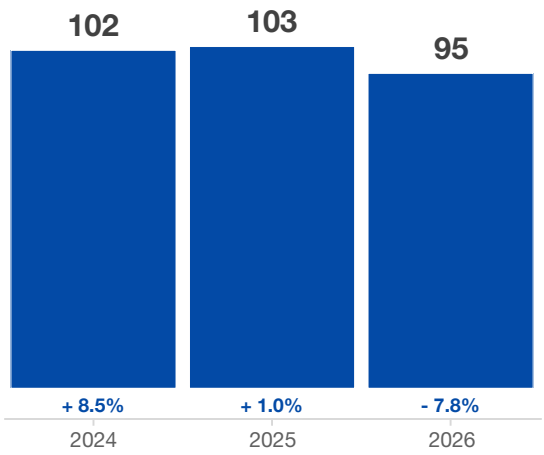
Historical Percent of Original List Price Received by Month



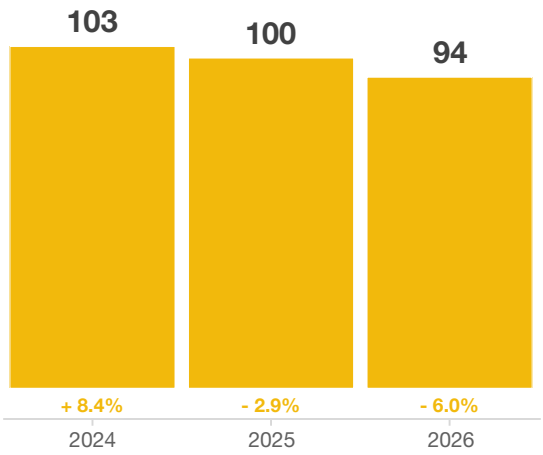
Housing Affordability Index

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.

September

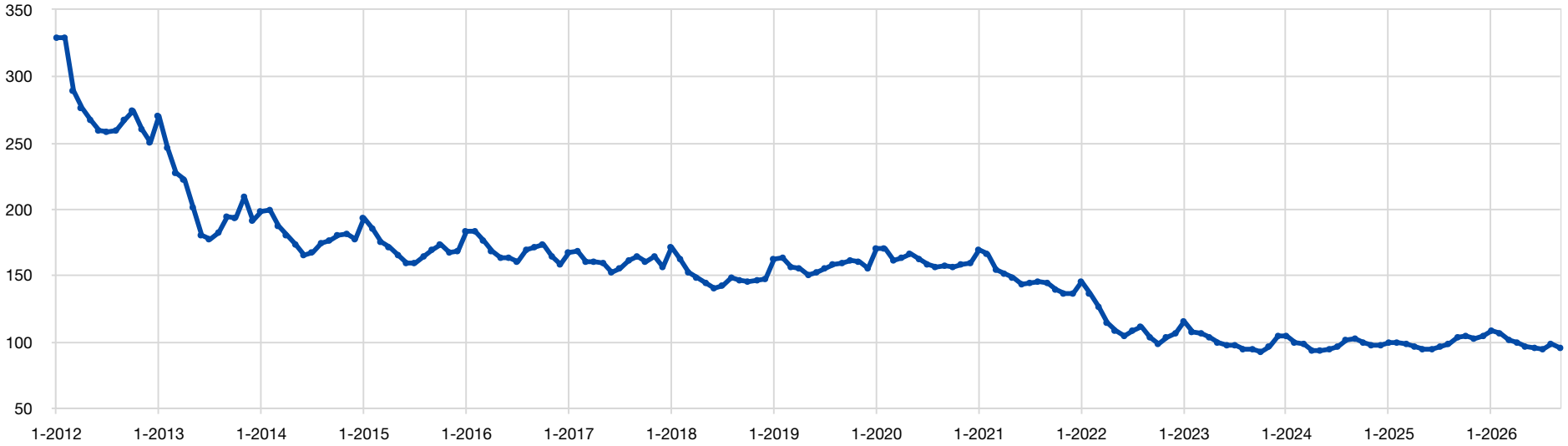


Year to Date



Affordability Index		Prior Year	Percent Change
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	94	96	- 2.1%
August 2026	98	98	0.0%
September 2026	**95**	**103**	**- 7.8%**
12-Month Avg	100	98	+ 2.0%

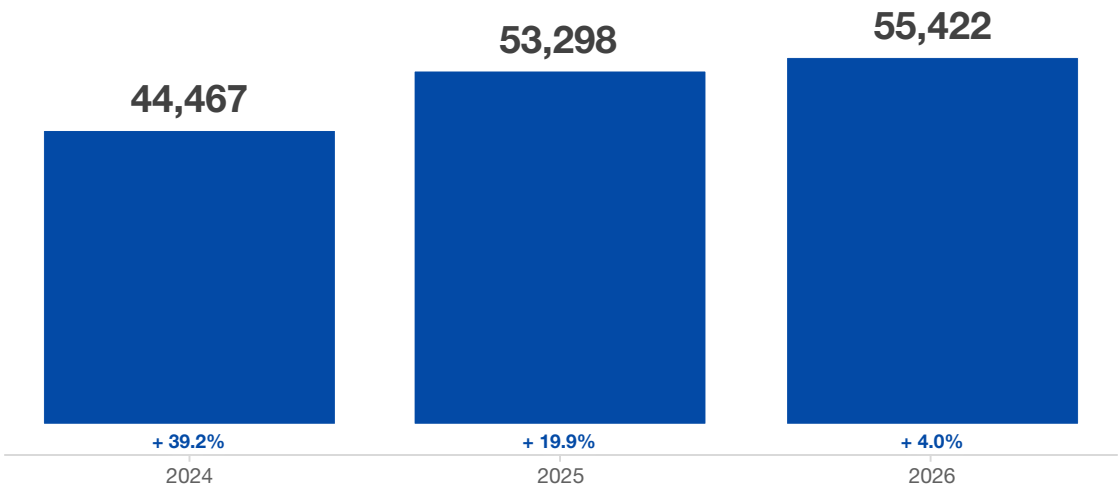
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

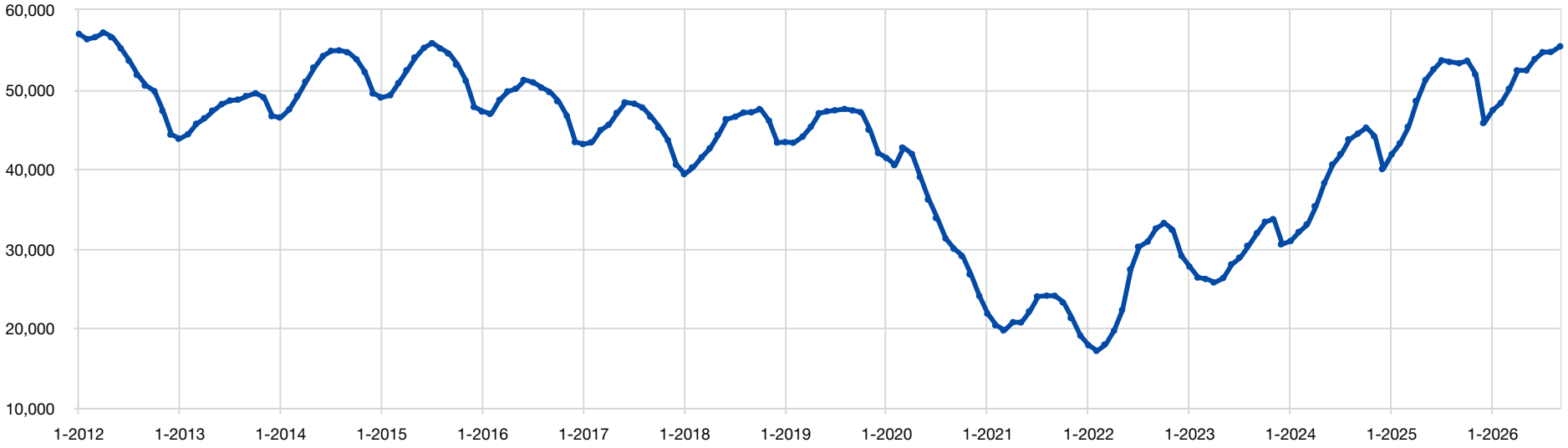
The number of properties available for sale in active status at the end of a given month.

September



Homes for Sale		Prior Year	Percent Change
October 2025	53,603	45,200	+ 18.6%
November 2025	51,893	44,119	+ 17.6%
December 2025	45,785	40,009	+ 14.4%
January 2026	47,405	41,851	+ 13.3%
February 2026	48,316	43,229	+ 11.8%
March 2026	50,080	45,302	+ 10.5%
April 2026	52,400	48,555	+ 7.9%
May 2026	52,395	51,181	+ 2.4%
June 2026	53,808	52,529	+ 2.4%
July 2026	54,689	53,659	+ 1.9%
August 2026	54,711	53,464	+ 2.3%
September 2026	**55,422**	**53,298**	**+ 4.0%**
12-Month Avg	51,709	47,700	+ 8.4%

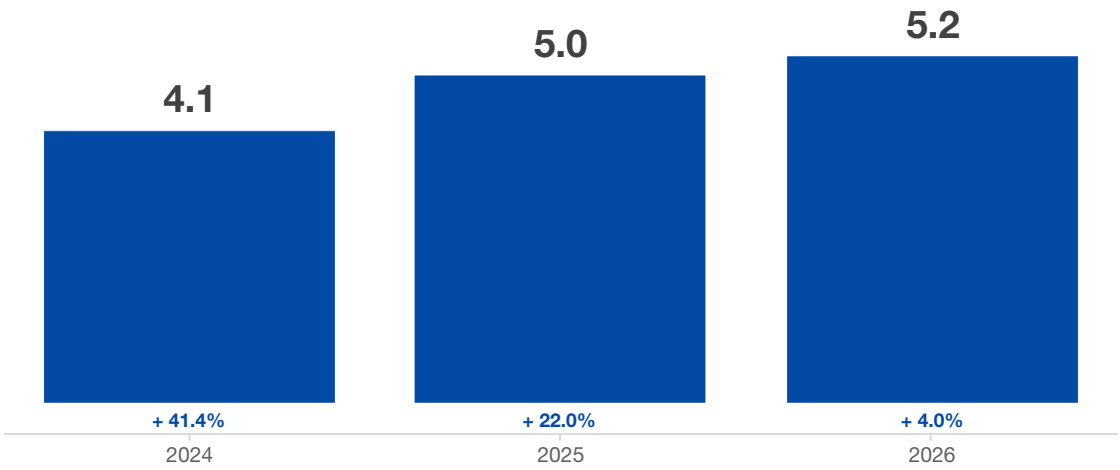
Historical Inventory of Homes for Sale by Month



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.

September



Months Supply		Prior Year	Percent Change
October 2025	5.0	4.2	+ 19.0%
November 2025	4.8	4.0	+ 20.0%
December 2025	4.3	3.7	+ 16.2%
January 2026	4.4	3.9	+ 12.8%
February 2026	4.5	4.0	+ 12.5%
March 2026	4.7	4.2	+ 11.9%
April 2026	4.8	4.5	+ 6.7%
May 2026	4.9	4.8	+ 2.1%
June 2026	5.0	4.9	+ 2.0%
July 2026	5.1	5.0	+ 2.0%
August 2026	5.1	5.0	+ 2.0%
September 2026	**5.2**	**5.0**	**+ 4.0%**
12-Month Avg*	4.8	4.4	+ 8.7%

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

Historical Months Supply of Inventory by Month

