

Local Market Update – October 2023

A Research Tool Provided by Georgia Association of REALTORS



Banks County

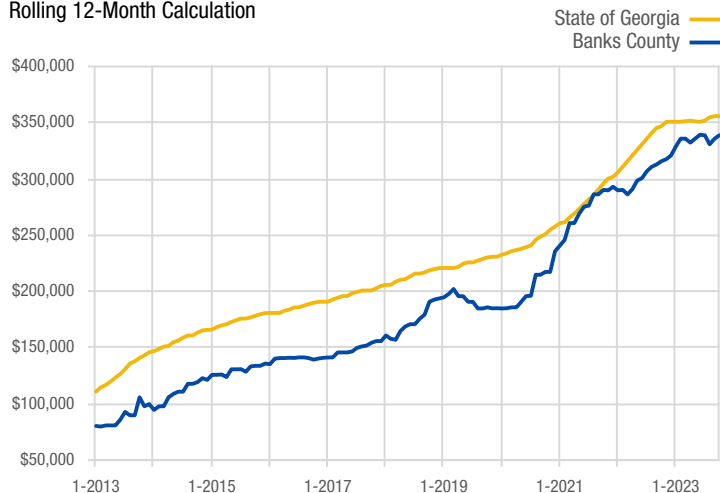
Single Family	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
Key Metrics						
New Listings	17	21	+ 23.5%	223	228	+ 2.2%
Pending Sales	9	10	+ 11.1%	143	169	+ 18.2%
Closed Sales	7	15	+ 114.3%	172	172	0.0%
Days on Market Until Sale	28	52	+ 85.7%	27	43	+ 59.3%
Median Sales Price*	\$318,000	\$382,490	+ 20.3%	\$321,500	\$338,500	+ 5.3%
Average Sales Price*	\$392,129	\$408,698	+ 4.2%	\$394,496	\$374,599	- 5.0%
Percent of List Price Received*	101.5%	97.0%	- 4.4%	99.3%	97.8%	- 1.5%
Inventory of Homes for Sale	70	50	- 28.6%	—	—	—
Months Supply of Inventory	4.1	2.9	- 29.3%	—	—	—

Townhouse/Condo	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
Key Metrics						
New Listings	1	0	- 100.0%	4	9	+ 125.0%
Pending Sales	1	0	- 100.0%	2	2	0.0%
Closed Sales	1	1	0.0%	1	2	+ 100.0%
Days on Market Until Sale	57	112	+ 96.5%	57	76	+ 33.3%
Median Sales Price*	\$365,000	\$295,990	- 18.9%	\$365,000	\$296,745	- 18.7%
Average Sales Price*	\$365,000	\$295,990	- 18.9%	\$365,000	\$296,745	- 18.7%
Percent of List Price Received*	99.2%	98.7%	- 0.5%	99.2%	99.1%	- 0.1%
Inventory of Homes for Sale	1	4	+ 300.0%	—	—	—
Months Supply of Inventory	1.0	4.0	+ 300.0%	—	—	—

* 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.

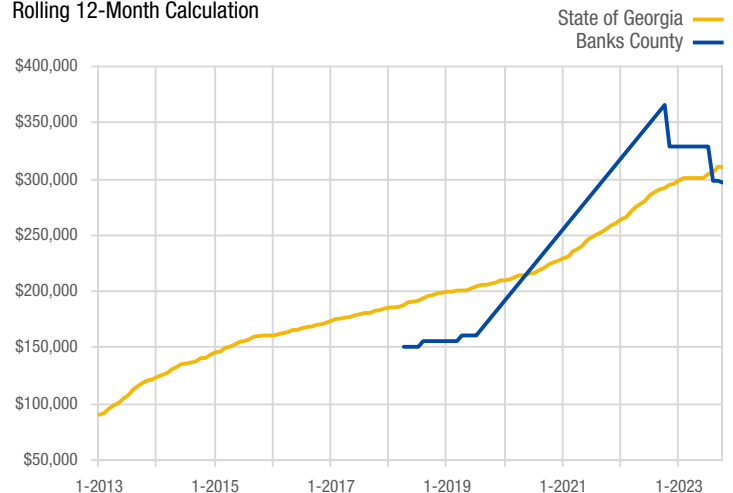
Median Sales Price - Single Family

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 November 16, 2023. All data from the multiple listing services in the state of Georgia. Report © 2023 ShowingTime.