

Local Market Update – October 2023

A Research Tool Provided by Georgia Association of REALTORS



Habersham County

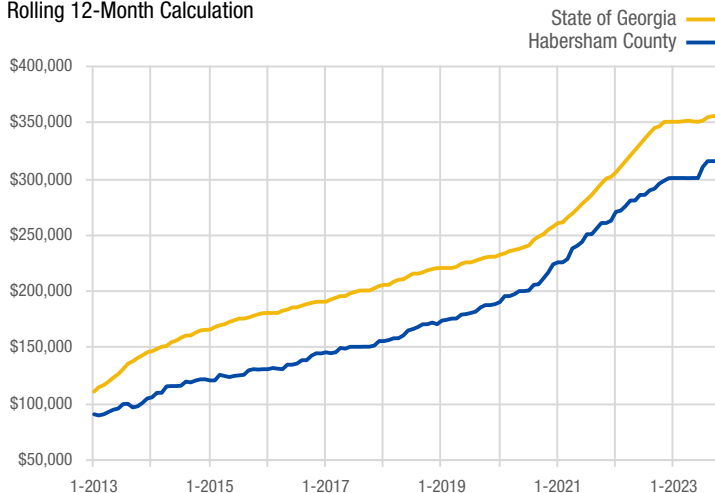
Single Family	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
Key Metrics						
New Listings	77	72	- 6.5%	705	650	- 7.8%
Pending Sales	36	47	+ 30.6%	472	468	- 0.8%
Closed Sales	51	46	- 9.8%	485	436	- 10.1%
Days on Market Until Sale	34	32	- 5.9%	23	37	+ 60.9%
Median Sales Price*	\$325,000	\$310,735	- 4.4%	\$299,900	\$320,000	+ 6.7%
Average Sales Price*	\$339,101	\$354,603	+ 4.6%	\$328,948	\$368,823	+ 12.1%
Percent of List Price Received*	97.6%	99.4%	+ 1.8%	99.3%	98.6%	- 0.7%
Inventory of Homes for Sale	149	120	- 19.5%	—	—	—
Months Supply of Inventory	3.2	2.7	- 15.6%	—	—	—

Townhouse/Condo	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
Key Metrics						
New Listings	0	0	0.0%	6	17	+ 183.3%
Pending Sales	0	11	—	5	17	+ 240.0%
Closed Sales	0	0	0.0%	5	6	+ 20.0%
Days on Market Until Sale	—	—	—	91	61	- 33.0%
Median Sales Price*	—	—	—	\$225,000	\$241,800	+ 7.5%
Average Sales Price*	—	—	—	\$229,460	\$242,083	+ 5.5%
Percent of List Price Received*	—	—	—	98.9%	99.1%	+ 0.2%
Inventory of Homes for Sale	1	3	+ 200.0%	—	—	—
Months Supply of Inventory	0.8	0.9	+ 12.5%	—	—	—

* 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.

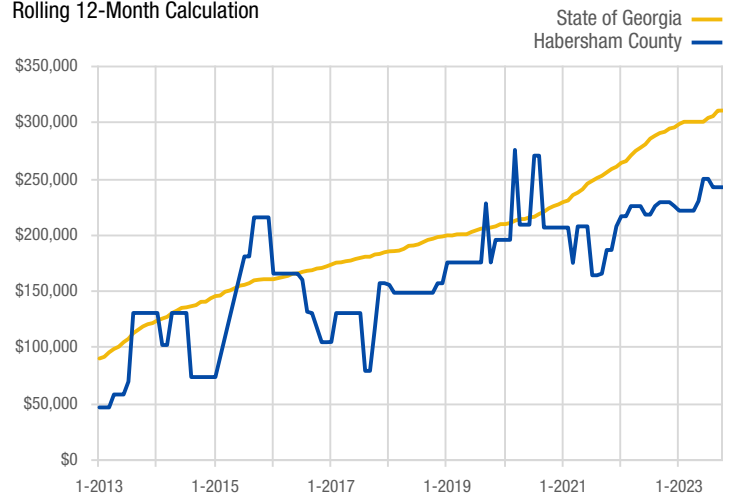
Median Sales Price - Single Family

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.