

# Local Market Update – October 2023

A Research Tool Provided by Georgia Association of REALTORS



## Rabun County

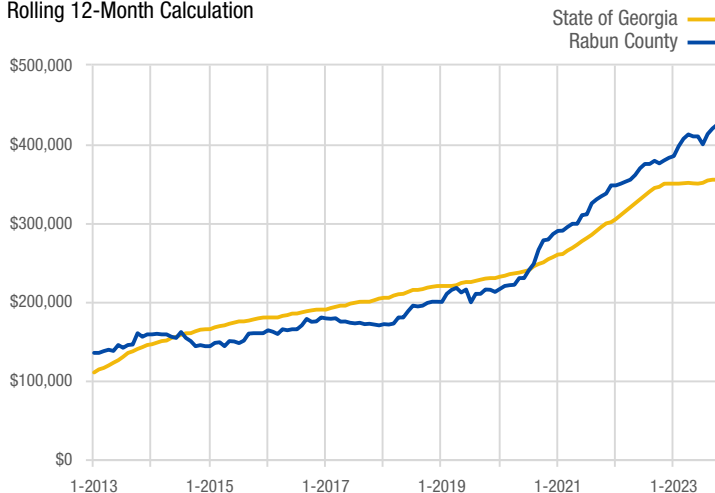
Single Family	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
<b>Key Metrics</b>						
New Listings	40	36	- 10.0%	459	409	- 10.9%
Pending Sales	37	25	- 32.4%	318	253	- 20.4%
Closed Sales	25	23	- 8.0%	318	248	- 22.0%
Days on Market Until Sale	31	72	+ 132.3%	33	64	+ 93.9%
Median Sales Price*	\$355,000	<b>\$440,000</b>	+ 23.9%	\$379,500	<b>\$425,000</b>	+ 12.0%
Average Sales Price*	\$568,996	<b>\$531,196</b>	- 6.6%	\$562,136	<b>\$688,354</b>	+ 22.5%
Percent of List Price Received*	95.6%	<b>94.8%</b>	- 0.8%	97.4%	<b>94.8%</b>	- 2.7%
Inventory of Homes for Sale	127	<b>123</b>	- 3.1%	—	—	—
Months Supply of Inventory	4.0	<b>4.9</b>	+ 22.5%	—	—	—

Townhouse/Condo	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
<b>Key Metrics</b>						
New Listings	6	4	- 33.3%	45	40	- 11.1%
Pending Sales	0	0	0.0%	35	27	- 22.9%
Closed Sales	5	2	- 60.0%	41	32	- 22.0%
Days on Market Until Sale	41	81	+ 97.6%	45	46	+ 2.2%
Median Sales Price*	\$240,000	<b>\$246,800</b>	+ 2.8%	\$275,000	<b>\$282,550</b>	+ 2.7%
Average Sales Price*	\$240,200	<b>\$246,800</b>	+ 2.7%	\$287,280	<b>\$315,325</b>	+ 9.8%
Percent of List Price Received*	96.3%	<b>90.7%</b>	- 5.8%	96.5%	<b>96.3%</b>	- 0.2%
Inventory of Homes for Sale	8	14	+ 75.0%	—	—	—
Months Supply of Inventory	2.1	<b>4.5</b>	+ 114.3%	—	—	—

\* 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.

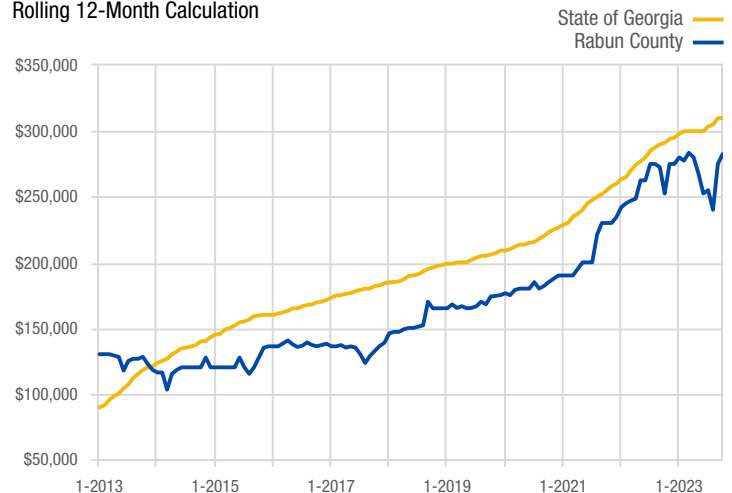
### Median Sales Price - Single Family

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.