

Local Market Update – January 2023

A Research Tool Provided by Georgia Association of REALTORS



Rabun County

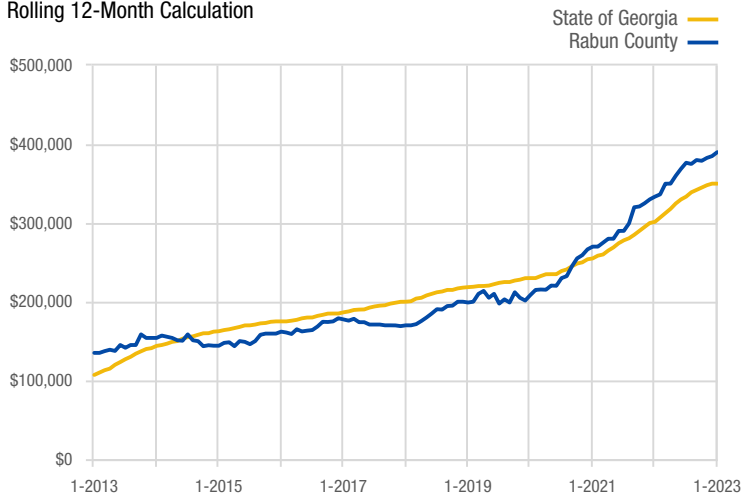
Single Family	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
Key Metrics						
New Listings	27	37	+ 37.0%	27	37	+ 37.0%
Pending Sales	30	16	- 46.7%	30	16	- 46.7%
Closed Sales	21	24	+ 14.3%	21	24	+ 14.3%
Days on Market Until Sale	29	55	+ 89.7%	29	55	+ 89.7%
Median Sales Price*	\$322,000	\$395,000	+ 22.7%	\$322,000	\$395,000	+ 22.7%
Average Sales Price*	\$728,881	\$557,944	- 23.5%	\$728,881	\$557,944	- 23.5%
Percent of List Price Received*	96.4%	95.4%	- 1.0%	96.4%	95.4%	- 1.0%
Inventory of Homes for Sale	49	119	+ 142.9%	—	—	—
Months Supply of Inventory	1.2	4.1	+ 241.7%	—	—	—

Townhouse/Condo	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
Key Metrics						
New Listings	3	2	- 33.3%	3	2	- 33.3%
Pending Sales	3	1	- 66.7%	3	1	- 66.7%
Closed Sales	6	4	- 33.3%	6	4	- 33.3%
Days on Market Until Sale	58	71	+ 22.4%	58	71	+ 22.4%
Median Sales Price*	\$211,500	\$256,750	+ 21.4%	\$211,500	\$256,750	+ 21.4%
Average Sales Price*	\$223,917	\$260,250	+ 16.2%	\$223,917	\$260,250	+ 16.2%
Percent of List Price Received*	95.0%	97.5%	+ 2.6%	95.0%	97.5%	+ 2.6%
Inventory of Homes for Sale	5	12	+ 140.0%	—	—	—
Months Supply of Inventory	1.3	3.3	+ 153.8%	—	—	—

* 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.

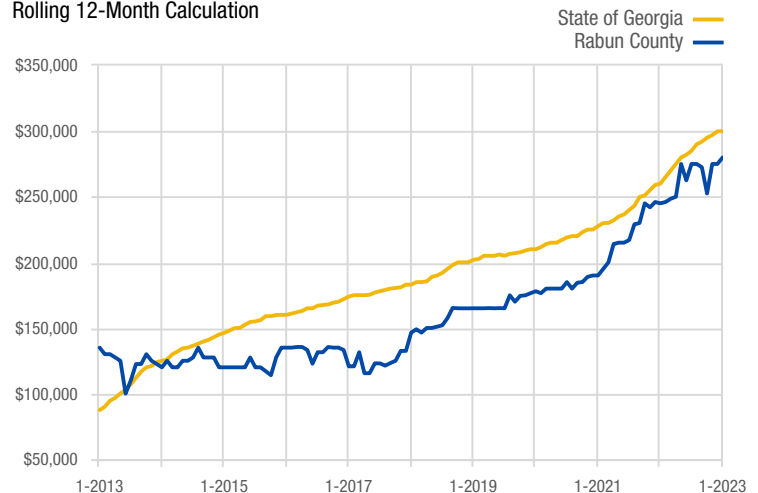
Median Sales Price - Single Family

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