

Local Market Update – October 2023

A Research Tool Provided by Georgia Association of REALTORS



Towns County

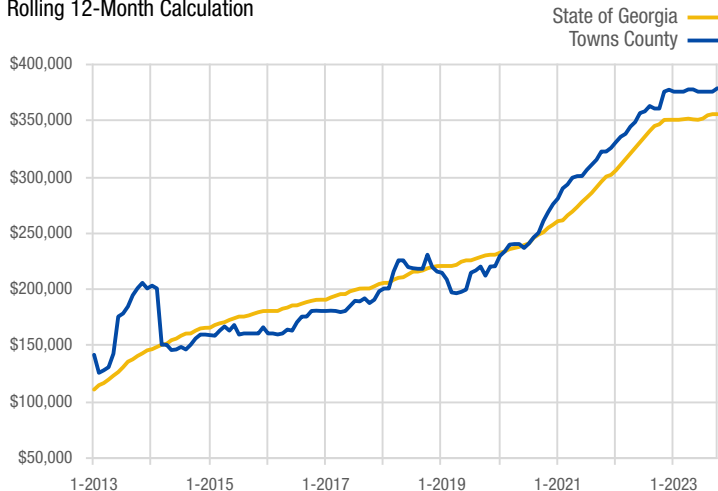
Single Family	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
Key Metrics						
New Listings	52	55	+ 5.8%	464	521	+ 12.3%
Pending Sales	24	31	+ 29.2%	376	347	- 7.7%
Closed Sales	37	28	- 24.3%	396	331	- 16.4%
Days on Market Until Sale	89	52	- 41.6%	49	58	+ 18.4%
Median Sales Price*	\$595,000	\$468,000	- 21.3%	\$379,000	\$383,000	+ 1.1%
Average Sales Price*	\$652,719	\$631,417	- 3.3%	\$459,717	\$475,126	+ 3.4%
Percent of List Price Received*	94.8%	96.2%	+ 1.5%	96.6%	95.7%	- 0.9%
Inventory of Homes for Sale	108	168	+ 55.6%	—	—	—
Months Supply of Inventory	2.8	5.2	+ 85.7%	—	—	—

Townhouse/Condo	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
Key Metrics						
New Listings	0	5	—	15	41	+ 173.3%
Pending Sales	0	0	0.0%	9	21	+ 133.3%
Closed Sales	1	1	0.0%	9	21	+ 133.3%
Days on Market Until Sale	22	181	+ 722.7%	42	76	+ 81.0%
Median Sales Price*	\$235,000	\$500,000	+ 112.8%	\$359,000	\$380,000	+ 5.8%
Average Sales Price*	\$235,000	\$500,000	+ 112.8%	\$346,333	\$440,810	+ 27.3%
Percent of List Price Received*	78.6%	93.5%	+ 19.0%	95.2%	96.1%	+ 0.9%
Inventory of Homes for Sale	7	16	+ 128.6%	—	—	—
Months Supply of Inventory	3.9	5.3	+ 35.9%	—	—	—

* 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.

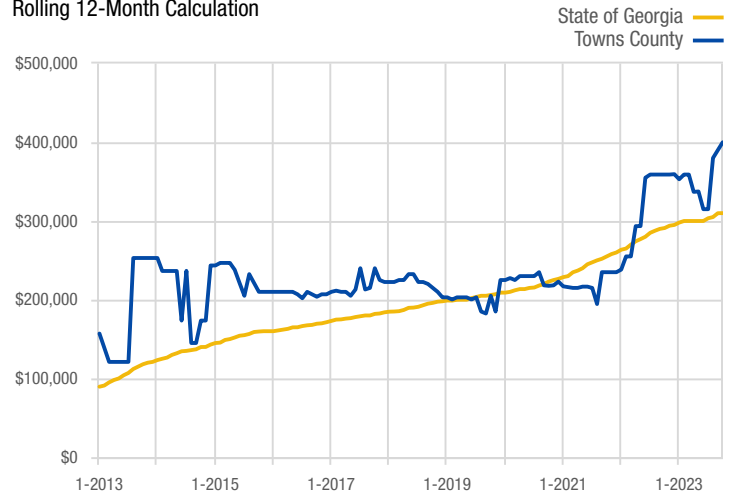
Median Sales Price - Single Family

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.