

Local Market Update – February 2023

A Research Tool Provided by Georgia Association of REALTORS



Towns County

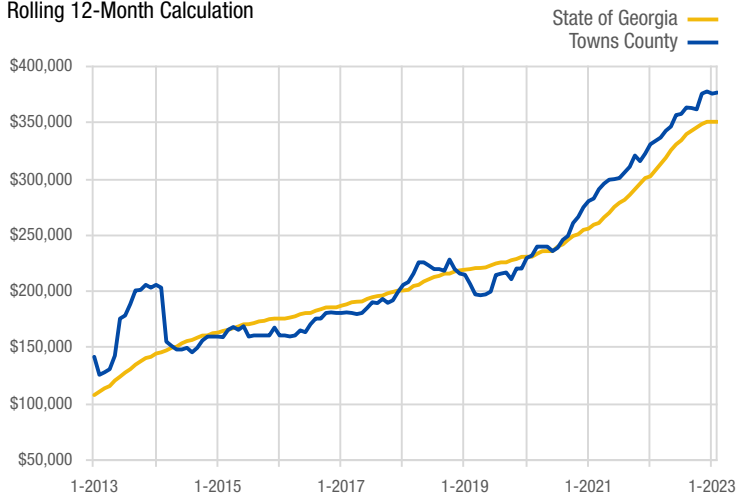
Single Family	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
Key Metrics						
New Listings	42	31	- 26.2%	76	66	- 13.2%
Pending Sales	39	24	- 38.5%	86	42	- 51.2%
Closed Sales	49	19	- 61.2%	85	36	- 57.6%
Days on Market Until Sale	58	70	+ 20.7%	55	55	0.0%
Median Sales Price*	\$343,700	\$306,200	- 10.9%	\$360,000	\$315,000	- 12.5%
Average Sales Price*	\$389,429	\$351,721	- 9.7%	\$412,464	\$336,910	- 18.3%
Percent of List Price Received*	97.1%	95.0%	- 2.2%	96.5%	94.3%	- 2.3%
Inventory of Homes for Sale	61	99	+ 62.3%	—	—	—
Months Supply of Inventory	1.2	3.2	+ 166.7%	—	—	—

Townhouse/Condo	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
Key Metrics						
New Listings	0	2	—	0	3	—
Pending Sales	2	0	- 100.0%	4	4	0.0%
Closed Sales	2	0	- 100.0%	2	4	+ 100.0%
Days on Market Until Sale	56	—	—	56	167	+ 198.2%
Median Sales Price*	\$347,000	—	—	\$347,000	\$312,500	- 9.9%
Average Sales Price*	\$347,000	—	—	\$347,000	\$312,500	- 9.9%
Percent of List Price Received*	99.1%	—	—	99.1%	92.1%	- 7.1%
Inventory of Homes for Sale	1	8	+ 700.0%	—	—	—
Months Supply of Inventory	0.3	3.3	+ 1,000.0%	—	—	—

* 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.

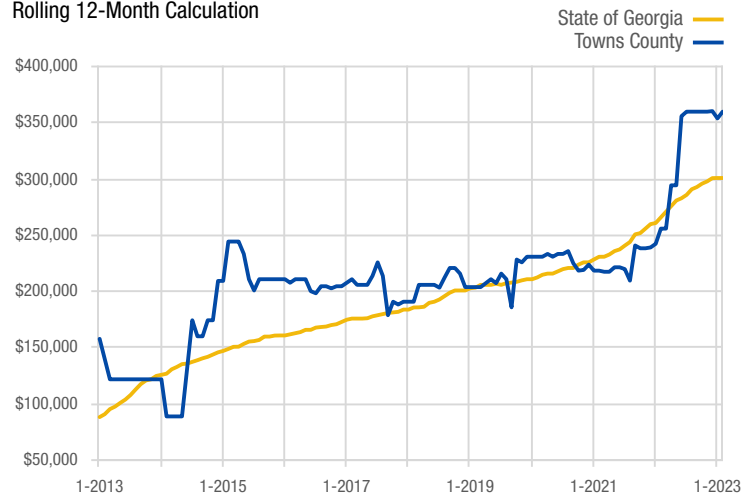
Median Sales Price - Single Family

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