

Local Market Update – January 2023

A Research Tool Provided by Georgia Association of REALTORS



Towns County

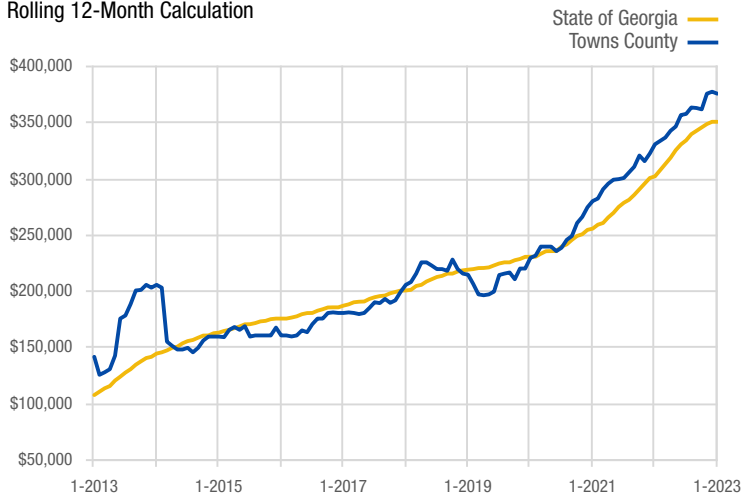
Single Family	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
Key Metrics						
New Listings	34	37	+ 8.8%	34	37	+ 8.8%
Pending Sales	47	18	- 61.7%	47	18	- 61.7%
Closed Sales	36	17	- 52.8%	36	17	- 52.8%
Days on Market Until Sale	51	38	- 25.5%	51	38	- 25.5%
Median Sales Price*	\$402,500	\$358,000	- 11.1%	\$402,500	\$358,000	- 11.1%
Average Sales Price*	\$443,817	\$320,356	- 27.8%	\$443,817	\$320,356	- 27.8%
Percent of List Price Received*	95.8%	93.4%	- 2.5%	95.8%	93.4%	- 2.5%
Inventory of Homes for Sale	62	111	+ 79.0%	—	—	—
Months Supply of Inventory	1.2	3.5	+ 191.7%	—	—	—

Townhouse/Condo	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
Key Metrics						
New Listings	0	1	—	0	1	—
Pending Sales	2	4	+ 100.0%	2	4	+ 100.0%
Closed Sales	0	4	—	0	4	—
Days on Market Until Sale	—	167	—	—	167	—
Median Sales Price*	—	\$312,500	—	—	\$312,500	—
Average Sales Price*	—	\$312,500	—	—	\$312,500	—
Percent of List Price Received*	—	92.1%	—	—	92.1%	—
Inventory of Homes for Sale	3	7	+ 133.3%	—	—	—
Months Supply of Inventory	0.9	3.0	+ 233.3%	—	—	—

* 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.

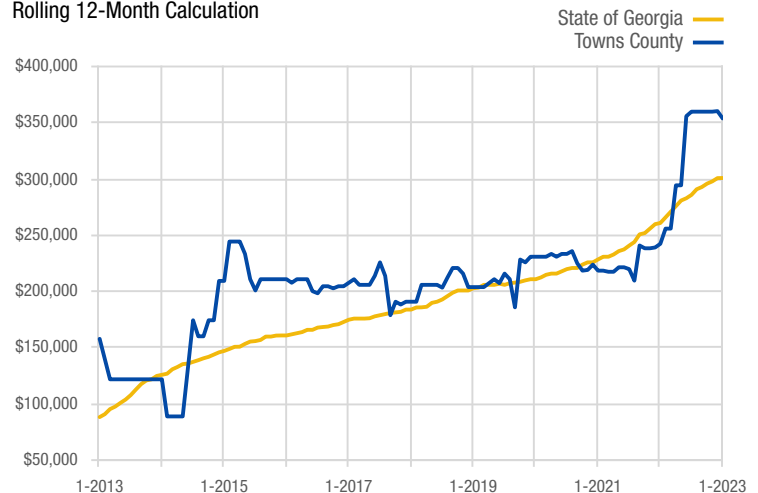
Median Sales Price - Single Family

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