

# Local Market Update – August 2025

A Research Tool Provided by Georgia Association of REALTORS



## Towns County

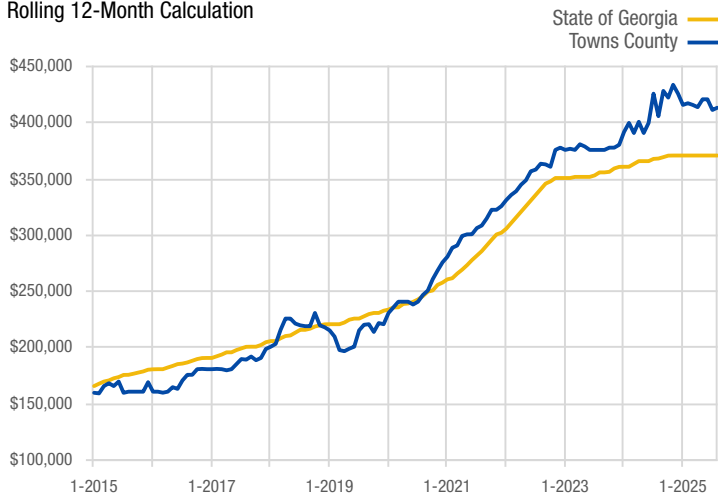
Single Family	August			Year to Date		
	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
<b>Key Metrics</b>						
New Listings	70	<b>80</b>	+ 14.3%	539	<b>645</b>	+ 19.7%
Pending Sales	37	<b>43</b>	+ 16.2%	264	<b>259</b>	- 1.9%
Closed Sales	25	<b>45</b>	+ 80.0%	249	<b>238</b>	- 4.4%
Days on Market Until Sale	50	<b>75</b>	+ 50.0%	62	<b>84</b>	+ 35.5%
Median Sales Price*	\$435,000	<b>\$498,000</b>	+ 14.5%	\$432,900	<b>\$413,000</b>	- 4.6%
Average Sales Price*	\$535,748	<b>\$514,362</b>	- 4.0%	\$517,393	<b>\$451,160</b>	- 12.8%
Percent of List Price Received*	98.0%	<b>95.3%</b>	- 2.8%	95.5%	<b>94.6%</b>	- 0.9%
Inventory of Homes for Sale	273	<b>347</b>	+ 27.1%	—	—	—
Months Supply of Inventory	8.9	<b>11.9</b>	+ 33.7%	—	—	—

Townhouse/Condo	August			Year to Date		
	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
<b>Key Metrics</b>						
New Listings	5	<b>0</b>	- 100.0%	41	<b>29</b>	- 29.3%
Pending Sales	2	<b>2</b>	0.0%	22	<b>16</b>	- 27.3%
Closed Sales	6	<b>8</b>	+ 33.3%	20	<b>15</b>	- 25.0%
Days on Market Until Sale	111	<b>118</b>	+ 6.3%	87	<b>96</b>	+ 10.3%
Median Sales Price*	\$550,000	<b>\$399,500</b>	- 27.4%	\$406,250	<b>\$359,000</b>	- 11.6%
Average Sales Price*	\$545,833	<b>\$470,975</b>	- 13.7%	\$474,845	<b>\$452,887</b>	- 4.6%
Percent of List Price Received*	94.8%	<b>96.1%</b>	+ 1.4%	95.3%	<b>96.6%</b>	+ 1.4%
Inventory of Homes for Sale	23	<b>18</b>	- 21.7%	—	—	—
Months Supply of Inventory	7.4	<b>6.0</b>	- 18.9%	—	—	—

\* 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.

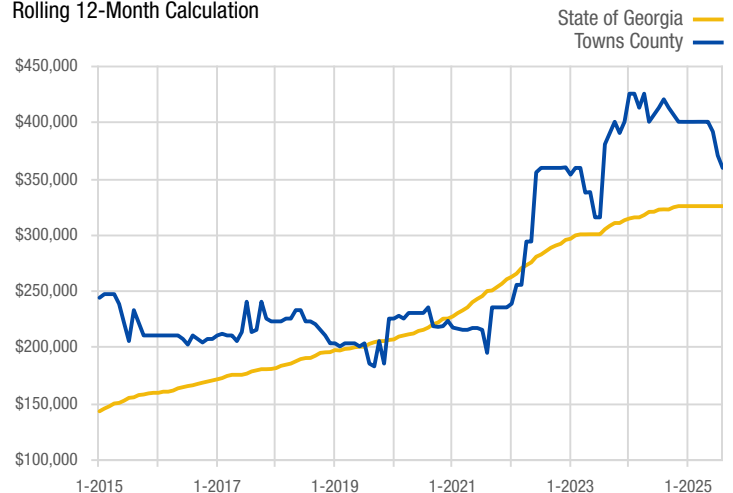
### Median Sales Price - Single Family

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 September 16, 2025. All data from the multiple listing services in the state of Georgia. Report © 2025 ShowingTime Plus, LLC.