

Housing Supply Overview



May 2025

U.S. sales of new residential homes rose 10.9% month-over-month and 3.3% year-over-year to a seasonally adjusted annual rate of 743,000 units, according to the U.S. Census Bureau. Economists polled by Reuters had forecast sales declining to a rate of 693,000 units for the month. There were an estimated 504,000 new homes for sale heading into May, for an 8.1-month supply at the current sales pace. For the 12-month period spanning June 2024 through May 2025, Sales in the state of Georgia were down 1.0 percent overall. The price range with the largest gain in sales was the \$500,000 and Above range, where they increased 4.8 percent.

The overall Median Sales Price was up 1.4 percent to \$360,000. The property type with the largest price gain was the Townhouse/Condo segment, where prices increased 1.9 percent to \$326,000. The price range that tended to sell the quickest was the \$200,000 to \$349,999 range at 51 days; the price range that tended to sell the slowest was the \$199,999 or Less range at 52 days.

Market-wide, inventory levels were up 38.5 percent. The property type that gained the most inventory was the Townhouse/Condo segment, where it increased 51.1 percent. That amounts to 4.5 months supply for Single Family homes and 5.6 months supply for Townhouse/Condo.

Quick Facts

+ 4.8%	+ 0.5%	- 0.5%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$500,000 and Above	3 Bedrooms	Single Family

This is a research tool provided by the Georgia Association of REALTORS®. Percent changes are calculated using rounded figures.

Pending Sales	2
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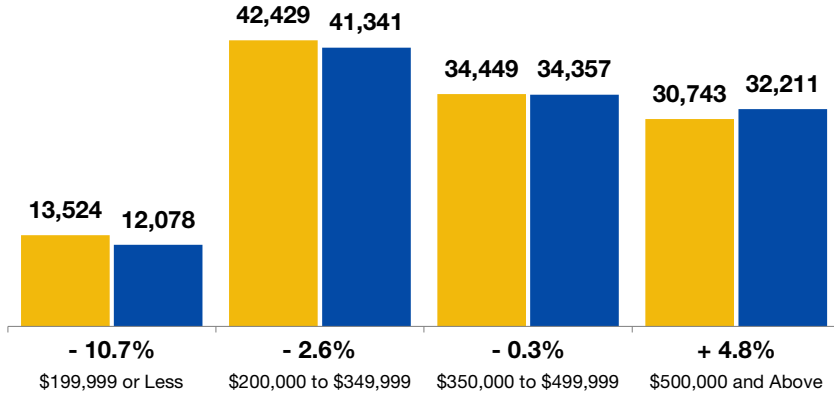
Pending Sales

A count of properties on which offers have been accepted.
Based on a rolling 12-month total.



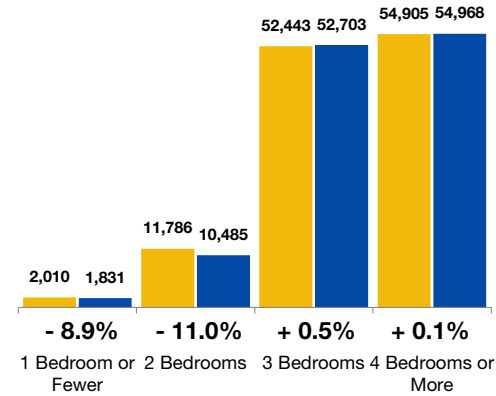
By Price Range

■ 5-2024 ■ 5-2025



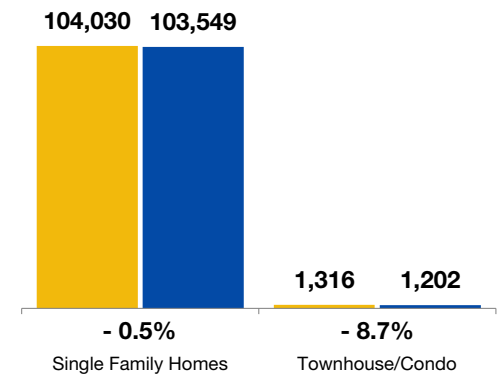
By Bedroom Count

■ 5-2024 ■ 5-2025



By Property Type

■ 5-2024 ■ 5-2025



All Properties

By Price Range	5-2024	5-2025	Change
\$199,999 or Less	13,524	12,078	- 10.7%
\$200,000 to \$349,999	42,429	41,341	- 2.6%
\$350,000 to \$499,999	34,449	34,357	- 0.3%
\$500,000 and Above	30,743	32,211	+ 4.8%
All Price Ranges	121,145	119,987	- 1.0%

Single Family Homes

5-2024	5-2025	Change	5-2024	5-2025	Change
10,610	9,604	- 9.5%	120	116	- 3.3%
34,966	34,047	- 2.6%	588	584	- 0.7%
30,584	30,420	- 0.5%	344	311	- 9.6%
27,870	29,478	+ 5.8%	264	191	- 27.7%
104,030	103,549	- 0.5%	1,316	1,202	- 8.7%

Townhouse/Condo

By Bedroom Count	5-2024	5-2025	Change
1 Bedroom or Fewer	2,010	1,831	- 8.9%
2 Bedrooms	11,786	10,485	- 11.0%
3 Bedrooms	52,443	52,703	+ 0.5%
4 Bedrooms or More	54,905	54,968	+ 0.1%
All Bedroom Counts	121,145	119,987	- 1.0%

5-2024	5-2025	Change	5-2024	5-2025	Change
585	582	- 0.5%	125	105	- 16.0%
6,572	5,908	- 10.1%	456	373	- 18.2%
44,014	44,228	+ 0.5%	609	602	- 1.1%
52,859	52,831	- 0.1%	126	122	- 3.2%
104,030	103,549	- 0.5%	1,316	1,202	- 8.7%

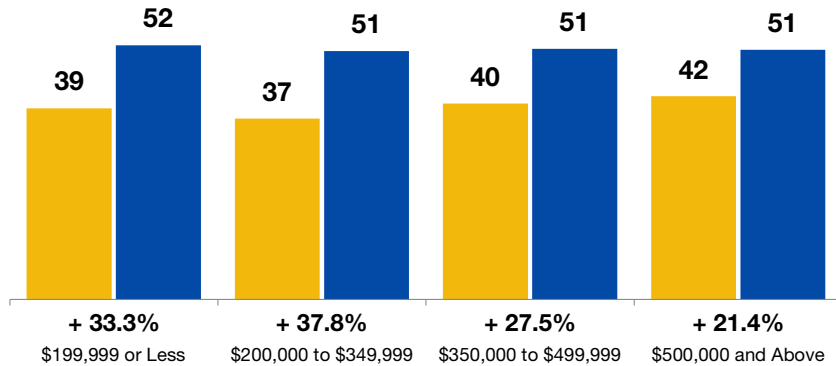
Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted.
Based on a rolling 12-month average.



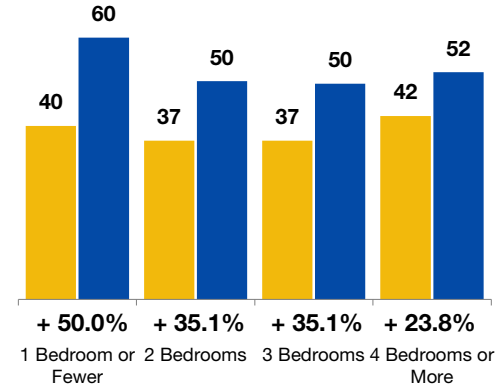
By Price Range

■ 5-2024 ■ 5-2025



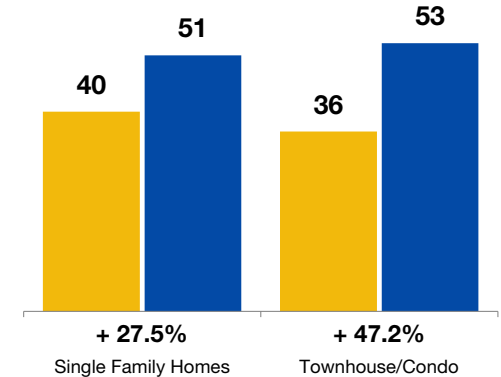
By Bedroom Count

■ 5-2024 ■ 5-2025



By Property Type

■ 5-2024 ■ 5-2025



All Properties

By Price Range

	5-2024	5-2025	Change
\$199,999 or Less	39	52	+ 33.3%
\$200,000 to \$349,999	37	51	+ 37.8%
\$350,000 to \$499,999	40	51	+ 27.5%
\$500,000 and Above	42	51	+ 21.4%
All Price Ranges	39	51	+ 30.8%

Single Family Homes

5-2024	5-2025	Change	5-2024	5-2025	Change
40	51	+ 27.5%	34	59	+ 75.7%
38	50	+ 31.6%	33	54	+ 61.3%
40	51	+ 27.5%	35	48	+ 36.9%
41	50	+ 22.0%	43	56	+ 27.6%
40	51	+ 27.5%	36	53	+ 47.2%

Townhouse/Condo

By Bedroom Count

	5-2024	5-2025	Change
1 Bedroom or Fewer	40	60	+ 50.0%
2 Bedrooms	37	50	+ 35.1%
3 Bedrooms	37	50	+ 35.1%
4 Bedrooms or More	42	52	+ 23.8%
All Bedroom Counts	39	51	+ 30.8%

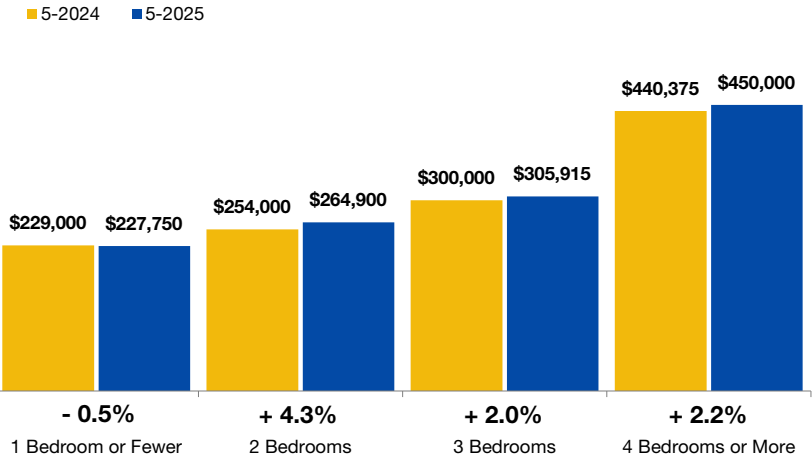
5-2024	5-2025	Change	5-2024	5-2025	Change
55	68	+ 23.6%	33	57	+ 74.5%
39	50	+ 28.2%	33	50	+ 53.8%
36	49	+ 36.1%	38	55	+ 44.1%
42	52	+ 23.8%	38	52	+ 37.8%
40	51	+ 27.5%	36	53	+ 47.2%

Median Sales Price

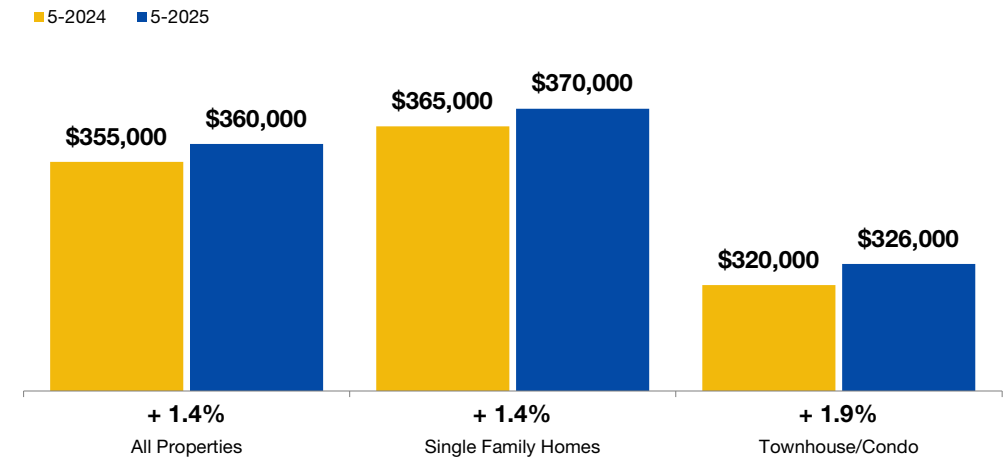
Median price point for all closed sales, not accounting for seller concessions.
Based on a rolling 12-month median.



By Bedroom Count



By Property Type



All Properties

By Bedroom Count	5-2024	5-2025	Change
1 Bedroom or Fewer	\$229,000	\$227,750	- 0.5%
2 Bedrooms	\$254,000	\$264,900	+ 4.3%
3 Bedrooms	\$300,000	\$305,915	+ 2.0%
4 Bedrooms or More	\$440,375	\$450,000	+ 2.2%
All Bedroom Counts	\$355,000	\$360,000	+ 1.4%

Single Family Homes

5-2024	5-2025	Change
\$167,969	\$170,000	+ 1.2%
\$230,000	\$240,350	+ 4.5%
\$299,900	\$304,000	+ 1.4%
\$441,200	\$450,000	+ 2.0%
\$365,000	\$370,000	+ 1.4%

Townhouse/Condo

5-2024	5-2025	Change
\$250,000	\$250,000	0.0%
\$280,000	\$285,000	+ 1.8%
\$347,000	\$348,000	+ 0.3%
\$517,000	\$484,198	- 6.3%
\$320,000	\$326,000	+ 1.9%

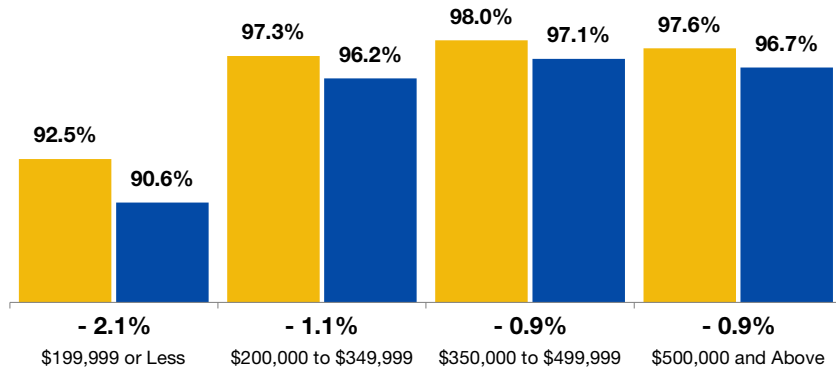
Percent of Original List Price Received

Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



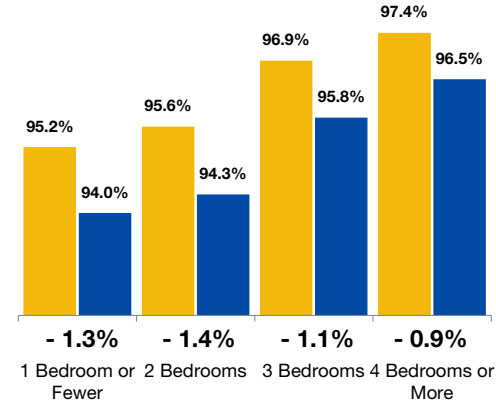
By Price Range

■ 5-2024 ■ 5-2025



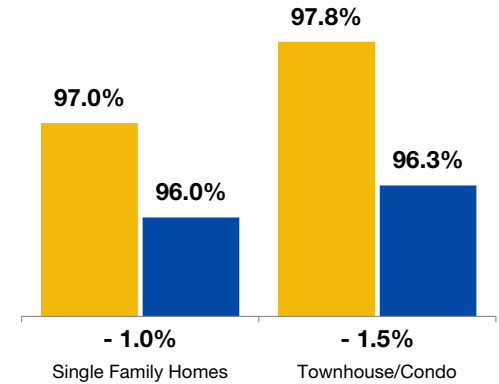
By Bedroom Count

■ 5-2024 ■ 5-2025



By Property Type

■ 5-2024 ■ 5-2025



All Properties

By Price Range	5-2024	5-2025	Change
\$199,999 or Less	92.5%	90.6%	- 2.1%
\$200,000 to \$349,999	97.3%	96.2%	- 1.1%
\$350,000 to \$499,999	98.0%	97.1%	- 0.9%
\$500,000 and Above	97.6%	96.7%	- 0.9%
All Price Ranges	97.0%	96.0%	- 1.0%

Single Family Homes

5-2024	5-2025	Change
92.3%	90.4%	- 2.1%
97.1%	96.2%	- 0.9%
97.9%	97.1%	- 0.8%
97.6%	96.7%	- 0.9%
97.0%	96.0%	- 1.0%

Townhouse/Condo

5-2024	5-2025	Change
94.8%	91.1%	- 3.9%
98.1%	96.6%	- 1.5%
98.5%	97.4%	- 1.1%
98.0%	96.9%	- 1.1%
97.8%	96.3%	- 1.5%

By Bedroom Count

5-2024	5-2025	Change
95.2%	94.0%	- 1.3%
95.6%	94.3%	- 1.4%
96.9%	95.8%	- 1.1%
97.4%	96.5%	- 0.9%
97.0%	96.0%	- 1.0%

5-2024	5-2025	Change
91.3%	91.4%	+ 0.1%
94.5%	93.4%	- 1.2%
96.8%	95.8%	- 1.0%
97.4%	96.6%	- 0.8%
97.0%	96.0%	- 1.0%

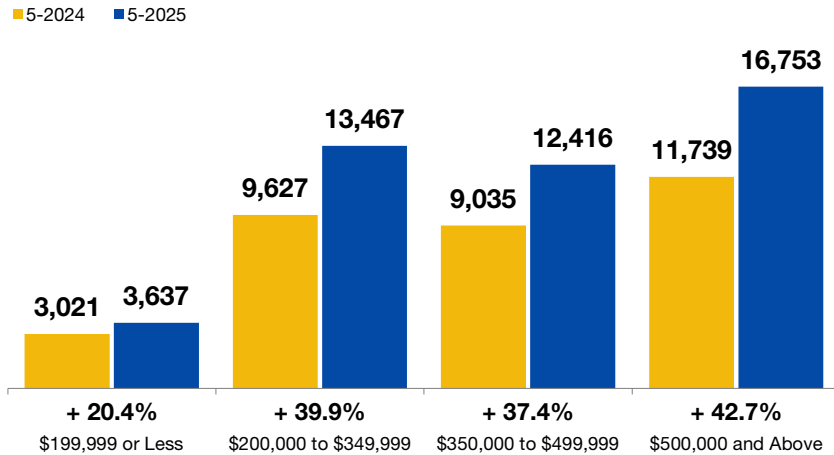
5-2024	5-2025	Change
97.2%	95.4%	- 1.9%
97.5%	95.8%	- 1.7%
98.1%	96.7%	- 1.4%
97.9%	96.8%	- 1.1%
97.8%	96.3%	- 1.5%

Inventory of Homes for Sale

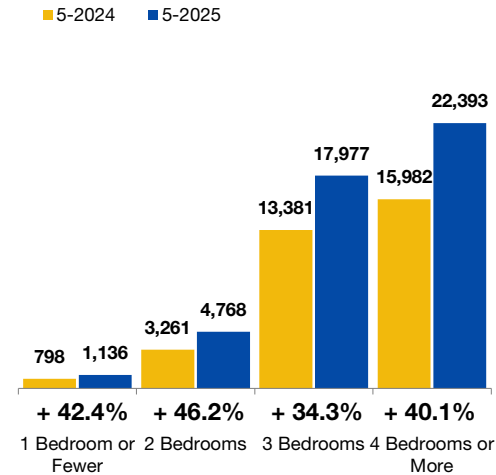
The number of properties available for sale in active status at the end of the most recent month.
Based on one month of activity.



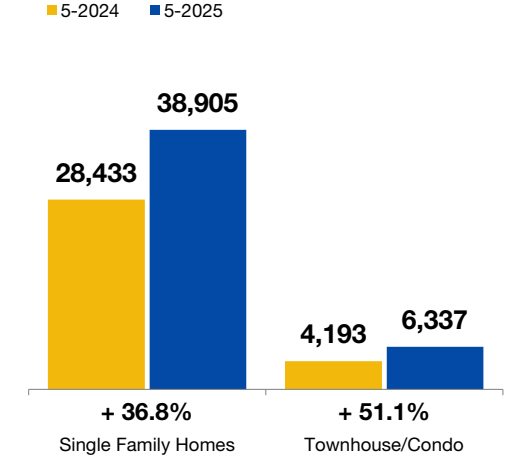
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	5-2024	5-2025	Change
\$199,999 or Less	3,021	3,637	+ 20.4%
\$200,000 to \$349,999	9,627	13,467	+ 39.9%
\$350,000 to \$499,999	9,035	12,416	+ 37.4%
\$500,000 and Above	11,739	16,753	+ 42.7%
All Price Ranges	33,422	46,274	+ 38.5%

Single Family Homes

5-2024	5-2025	Change
2,349	2,666	+ 13.5%
7,571	10,218	+ 35.0%
7,937	10,849	+ 36.7%
10,576	15,171	+ 43.4%
28,433	38,905	+ 36.8%

5-2024	5-2025	Change
359	618	+ 72.1%
1,817	2,838	+ 56.2%
990	1,463	+ 47.8%
1,027	1,418	+ 38.1%
4,193	6,337	+ 51.1%

Townhouse/Condo

By Bedroom Count	5-2024	5-2025	Change
1 Bedroom or Fewer	798	1,136	+ 42.4%
2 Bedrooms	3,261	4,768	+ 46.2%
3 Bedrooms	13,381	17,977	+ 34.3%
4 Bedrooms or More	15,982	22,393	+ 40.1%
All Bedroom Counts	33,422	46,274	+ 38.5%

5-2024	5-2025	Change
290	329	+ 13.4%
1,847	2,515	+ 36.2%
10,943	14,609	+ 33.5%
15,353	21,452	+ 39.7%
28,433	38,905	+ 36.8%

5-2024	5-2025	Change
481	778	+ 61.7%
1,319	2,113	+ 60.2%
2,008	2,848	+ 41.8%
385	598	+ 55.3%
4,193	6,337	+ 51.1%

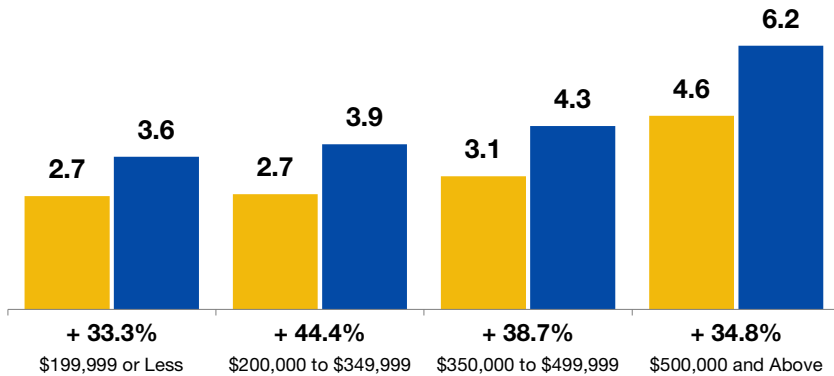
Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months. **Based on one month of activity.**



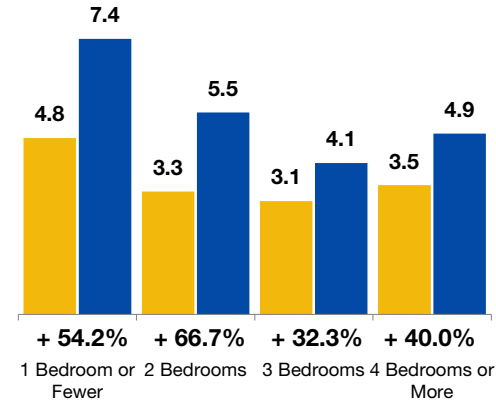
By Price Range

■ 5-2024 ■ 5-2025



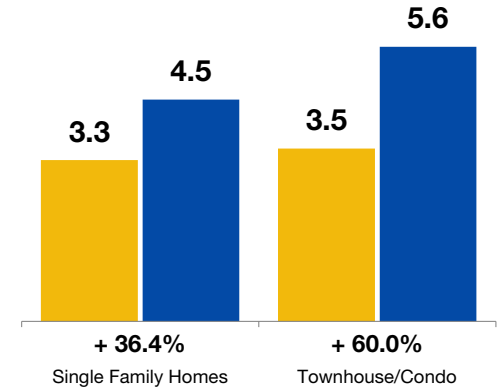
By Bedroom Count

■ 5-2024 ■ 5-2025



By Property Type

■ 5-2024 ■ 5-2025



All Properties

By Price Range

	5-2024	5-2025	Change
\$199,999 or Less	2.7	3.6	+ 33.3%
\$200,000 to \$349,999	2.7	3.9	+ 44.4%
\$350,000 to \$499,999	3.1	4.3	+ 38.7%
\$500,000 and Above	4.6	6.2	+ 34.8%
All Price Ranges	3.3	4.6	+ 39.4%

Single Family Homes

5-2024	5-2025	Change	5-2024	5-2025	Change
2.7	3.3	+ 22.2%	3.0	6.5	+ 116.7%
2.6	3.6	+ 38.5%	3.3	5.5	+ 66.7%
3.1	4.3	+ 38.7%	3.3	4.8	+ 45.5%
4.6	6.2	+ 34.8%	4.5	6.6	+ 46.7%
3.3	4.5	+ 36.4%	3.5	5.6	+ 60.0%

Townhouse/Condo

By Bedroom Count

	5-2024	5-2025	Change
1 Bedroom or Fewer	4.8	7.4	+ 54.2%
2 Bedrooms	3.3	5.5	+ 66.7%
3 Bedrooms	3.1	4.1	+ 32.3%
4 Bedrooms or More	3.5	4.9	+ 40.0%
All Bedroom Counts	3.3	4.6	+ 39.4%

5-2024	5-2025	Change	5-2024	5-2025	Change
5.9	6.8	+ 15.3%	4.2	7.8	+ 85.7%
3.4	5.1	+ 50.0%	3.2	6.0	+ 87.5%
3.0	4.0	+ 33.3%	3.6	5.0	+ 38.9%
3.5	4.9	+ 40.0%	3.6	5.2	+ 44.4%
3.3	4.5	+ 36.4%	3.5	5.6	+ 60.0%