

Local Market Update – January 2026

A Research Tool Provided by Georgia Association of REALTORS



Chatham County

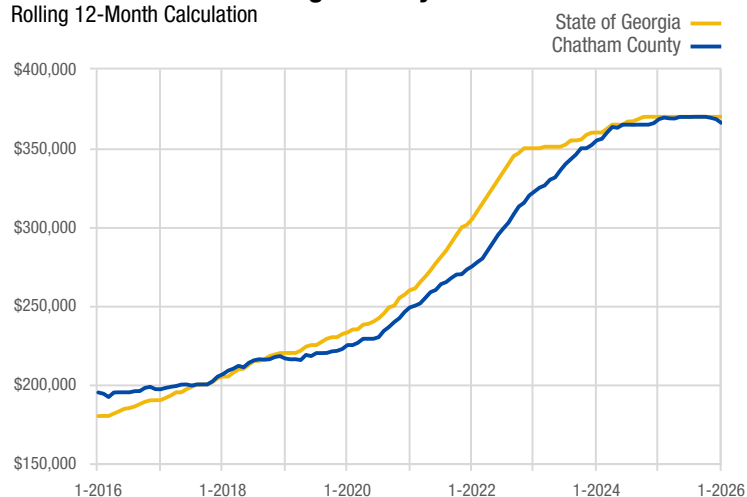
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	509	510	+ 0.2%	509	510	+ 0.2%
Pending Sales	329	291	- 11.6%	329	291	- 11.6%
Closed Sales	279	226	- 19.0%	279	226	- 19.0%
Days on Market Until Sale	73	73	0.0%	73	73	0.0%
Median Sales Price*	\$375,930	\$350,000	- 6.9%	\$375,930	\$350,000	- 6.9%
Average Sales Price*	\$519,854	\$435,855	- 16.2%	\$519,854	\$435,855	- 16.2%
Percent of List Price Received*	98.1%	97.1%	- 1.0%	98.1%	97.1%	- 1.0%
Inventory of Homes for Sale	1,268	1,620	+ 27.8%	—	—	—
Months Supply of Inventory	3.4	4.4	+ 29.4%	—	—	—

Townhouse/Condo	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	114	110	- 3.5%	114	110	- 3.5%
Pending Sales	54	30	- 44.4%	54	30	- 44.4%
Closed Sales	52	32	- 38.5%	52	32	- 38.5%
Days on Market Until Sale	72	99	+ 37.5%	72	99	+ 37.5%
Median Sales Price*	\$303,990	\$293,300	- 3.5%	\$303,990	\$293,300	- 3.5%
Average Sales Price*	\$405,390	\$375,560	- 7.4%	\$405,390	\$375,560	- 7.4%
Percent of List Price Received*	97.7%	98.2%	+ 0.5%	97.7%	98.2%	+ 0.5%
Inventory of Homes for Sale	328	413	+ 25.9%	—	—	—
Months Supply of Inventory	4.5	5.9	+ 31.1%	—	—	—

* 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.

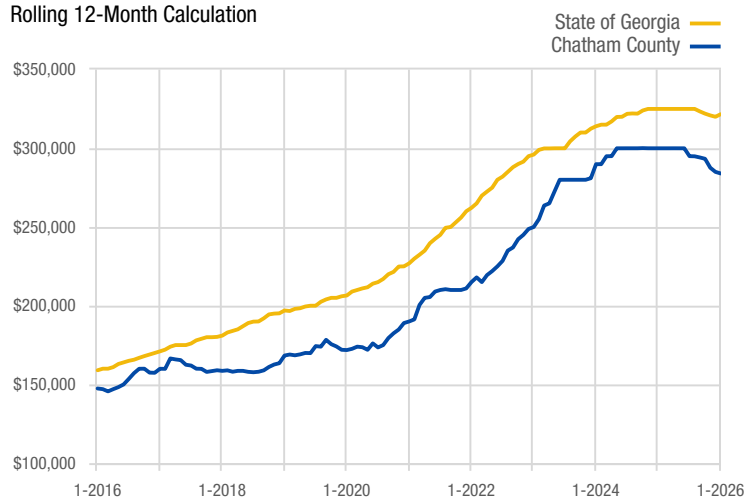
Median Sales Price - Single Family

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, 2026. All data from the multiple listing services in the state of Georgia. Report © 2026 ShowingTime Plus, LLC.