DeKalb County, Georgia

Market Trends

Property Type: SF + Condo/TH/Apt

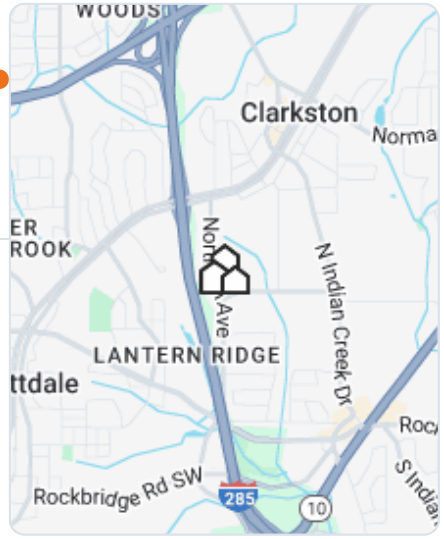
December 2025

Market Type

Seller's Market | Balanced Market | Buyer's Market

Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
3.76	97.4%	39	$318,000
↓ 10.9% MoM	↓ 0.36% MoM	↑ 18.18% MoM	↓ 8.69% MoM



Realtors Property Resource®, LLC

Source: Listings

Median Estimated Property Value

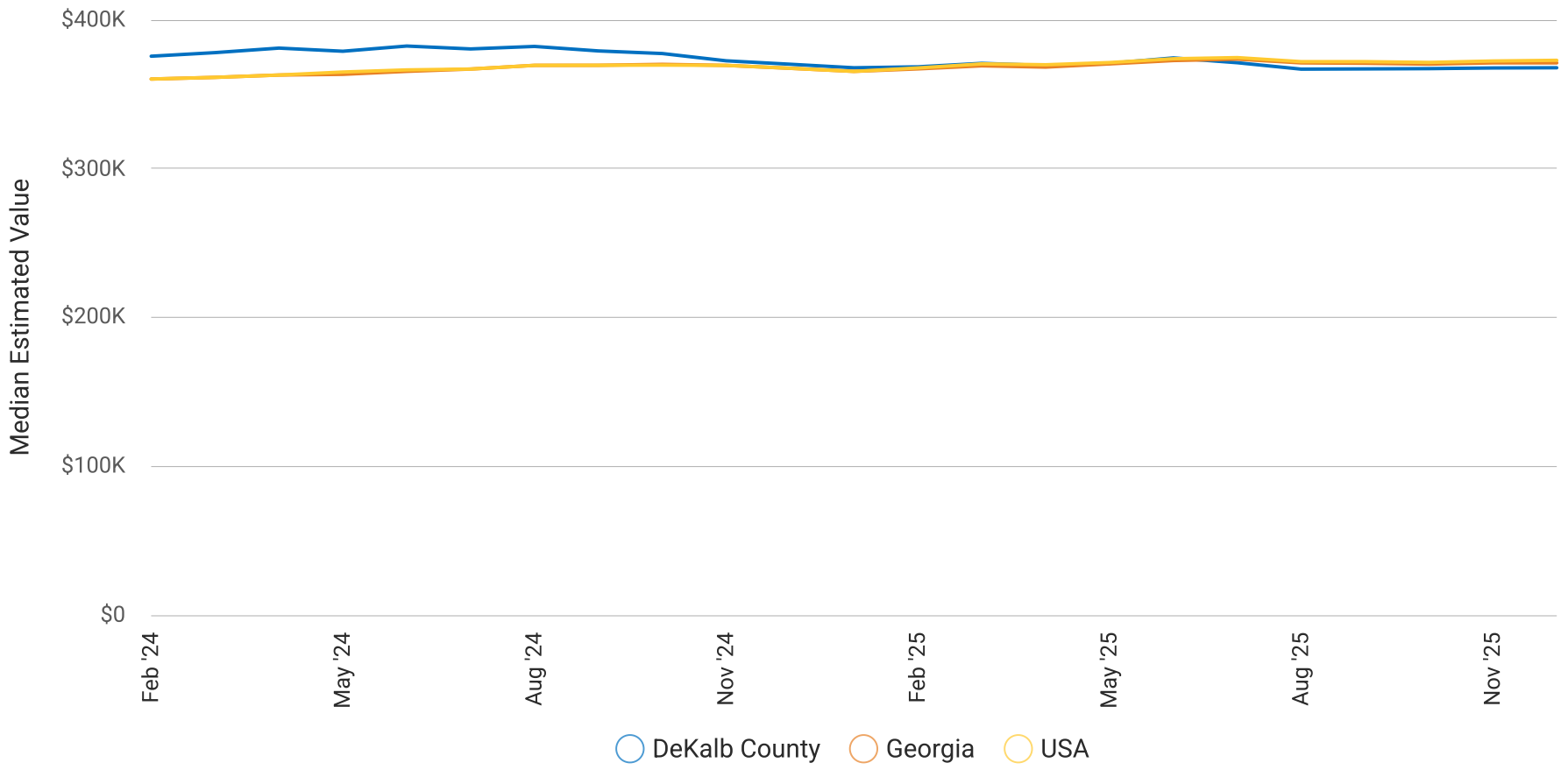
December 2025

Property Type: SF + Condo/TH/Apt

Median Estimated Value
$367,730

Last Month Change
+0%

12 Month Change
-0.6%



Realtors Property Resource®, LLC

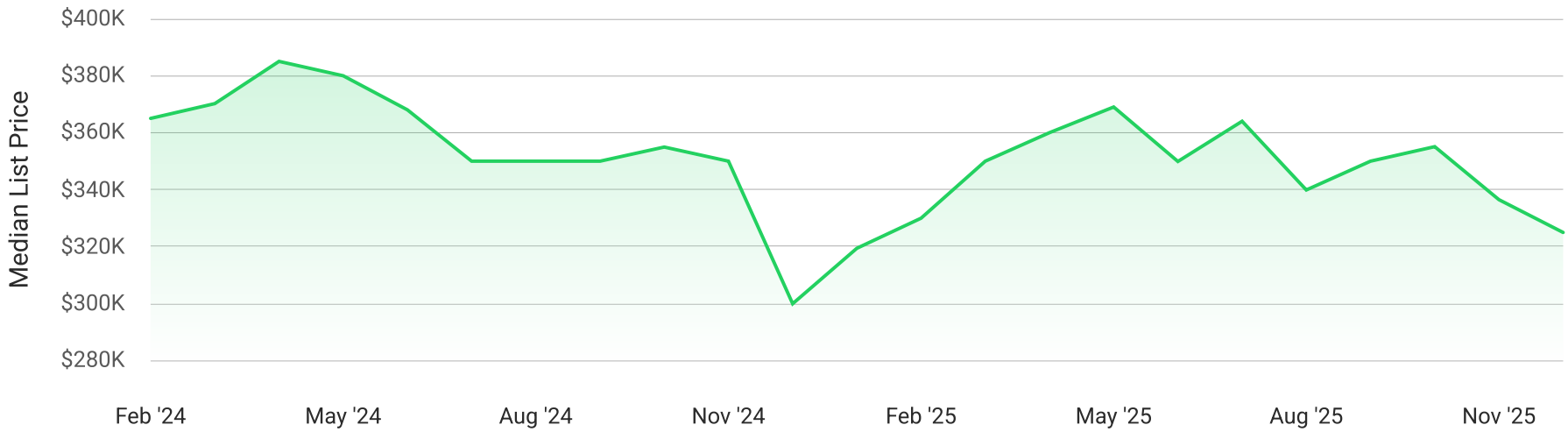
Source: Public Records and Listings

New Listings

December 2025

Property Type: SF + Condo/TH/Apt

Median List Price	# of Properties	Median $/Sqft	Total $ Volume	Median Living Area Sqft
$325K	846	$184	$365.1M	1,830
↓ 3.4% Month Over Month	↓ 22% Month Over Month	↓ 4.2% Month Over Month	↓ 32.5% Month Over Month	↓ 0.2% Month Over Month



Realtors Property Resource®, LLC

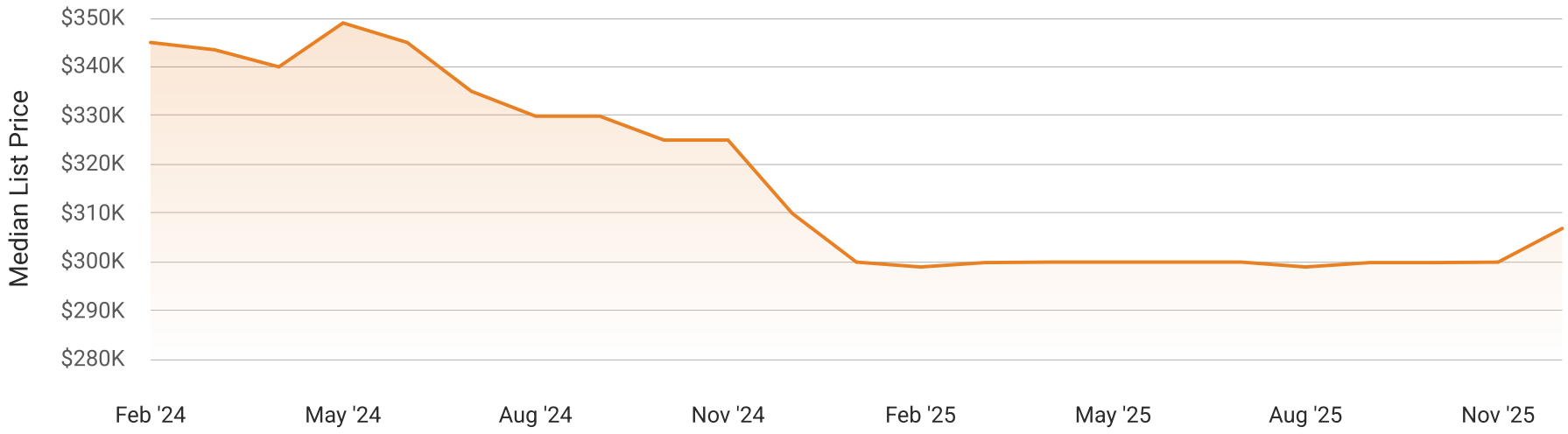
Source: Listings

Active Listings

December 2025

Property Type: SF + Condo/TH/Apt

Median List Price	# of Properties	Median Days in RPR	Median $/Sqft	Total $ Volume	Median Living Area Sqft
$306.9K	**3,162**	**75**	**$181**	**$1.36B**	**1,717**
↑ 2.3% Month Over Month	↓ 11.7% Month Over Month	↑ 11.9% Month Over Month	↑ 0.6% Month Over Month	↓ 10.8% Month Over Month	↑ 1.7% Month Over Month



Realtors Property Resource®, LLC

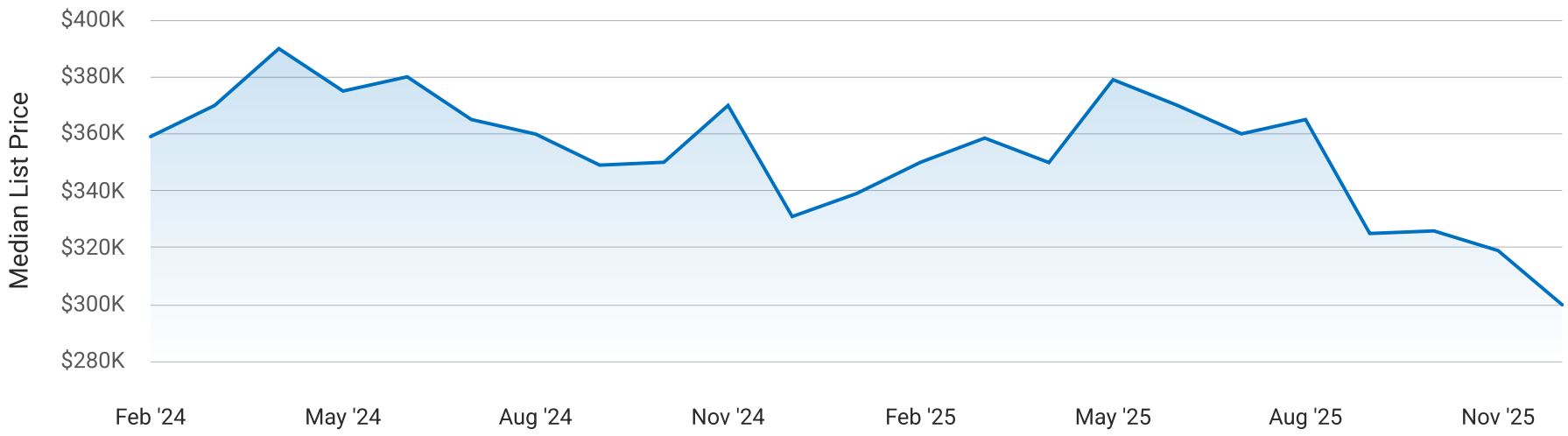
Source: Listings

New Pending Listings

December 2025

Property Type: SF + Condo/TH/Apt

Median List Price	# of Properties	Median Days in RPR	Median $/Sqft	Total $ Volume	Median Living Area Sqft
$299.9K	524	50	$173	$222.5M	1,902
↓ 6% Month Over Month	↓ 26.7% Month Over Month	↑ 25% Month Over Month	↓ 3.4% Month Over Month	↓ 28.1% Month Over Month	↑ 3% Month Over Month



Realtors Property Resource®, LLC

Source: Listings

Pending Listings

December 2025

Property Type: SF + Condo/TH/Apt

Median List Price	# of Properties	Median Days in RPR	Median $/Sqft	Total $ Volume	Median Living Area Sqft
$299.9K	698	69	$159	$284.6M	1,912
↓ 0% Month Over Month	↓ 27.4% Month Over Month	↑ 53.3% Month Over Month	↓ 2.5% Month Over Month	↓ 30.9% Month Over Month	↑ 2.8% Month Over Month



Realtors Property Resource®, LLC

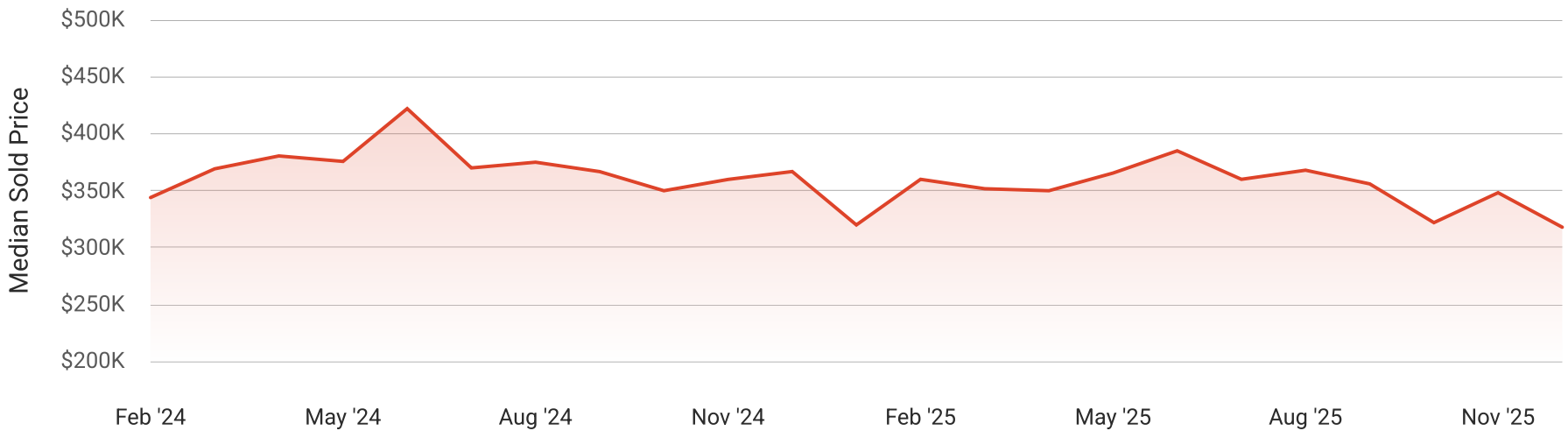
Source: Listings

Sold Listings

December 2025

Property Type: SF + Condo/TH/Apt

Median Sold Price	# of Properties	Sold to List Price %	Median Days in RPR	Median $/Sqft	Total $ Volume
$318K	727	97.39%	39	$176	$325.5M
↓ 8.7%	↑ 17.3%	↓ 0.4%	↑ 18.2%	↓ 5.9%	↑ 17%
Month Over Month	Month Over Month	Month Over Month	Month Over Month	Month Over Month	Month Over Month



Realtors Property Resource®, LLC

Source: Listings

Months Supply of Inventory

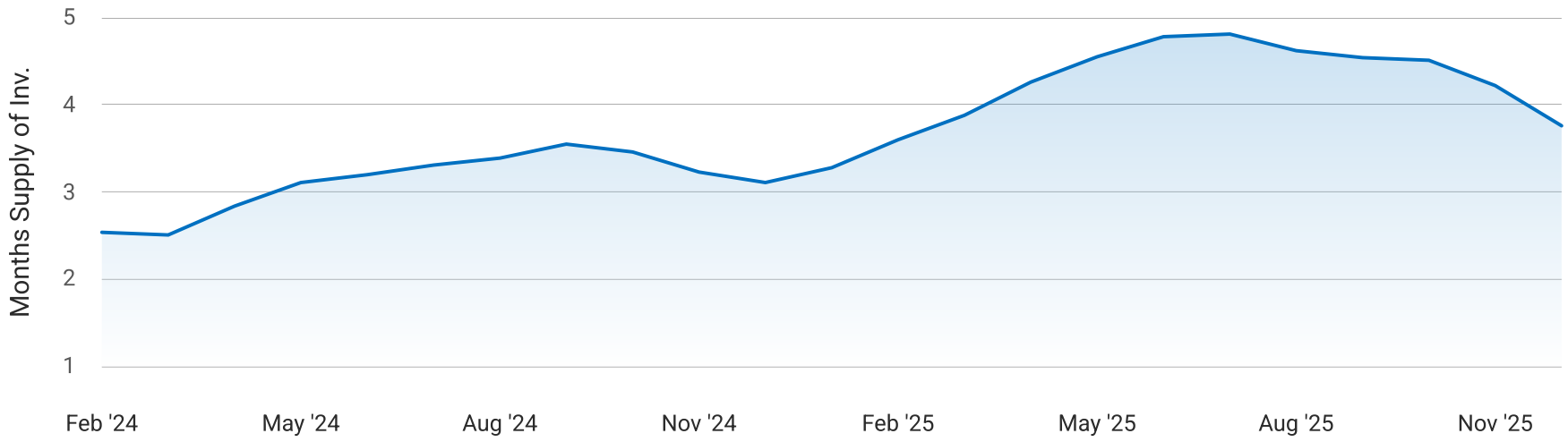
December 2025

Property Type: SF + Condo/TH/Apt

Months Supply of Inv.
3.76

Last Month Change
-10.9%

12 Month Change
+20.9%



Realtors Property Resource®, LLC

Source: Listings