

Local Market Update – February 2026

A Research Tool Provided by Georgia Association of REALTORS



Berrien County

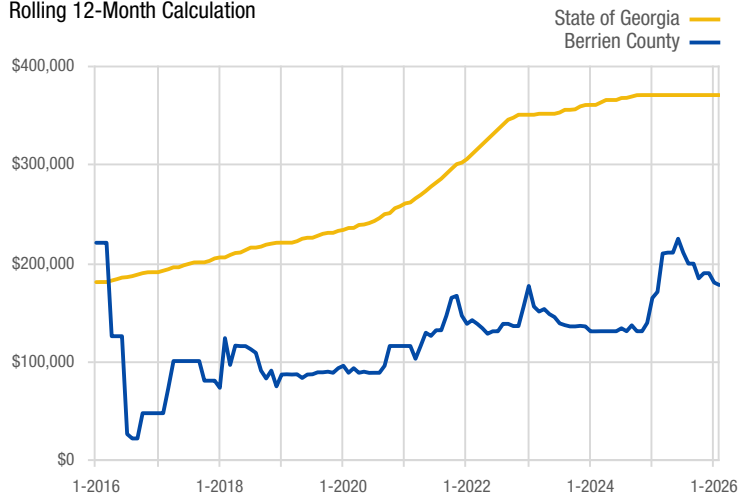
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	2	5	+ 150.0%	11	11	0.0%
Pending Sales	3	2	- 33.3%	4	5	+ 25.0%
Closed Sales	2	6	+ 200.0%	5	7	+ 40.0%
Days on Market Until Sale	14	44	+ 214.3%	52	45	- 13.5%
Median Sales Price*	\$296,450	\$123,000	- 58.5%	\$229,900	\$175,000	- 23.9%
Average Sales Price*	\$296,450	\$133,208	- 55.1%	\$257,360	\$139,178	- 45.9%
Percent of List Price Received*	97.8%	82.9%	- 15.2%	99.6%	85.0%	- 14.7%
Inventory of Homes for Sale	15	19	+ 26.7%	—	—	—
Months Supply of Inventory	5.6	7.1	+ 26.8%	—	—	—

Townhouse/Condo	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

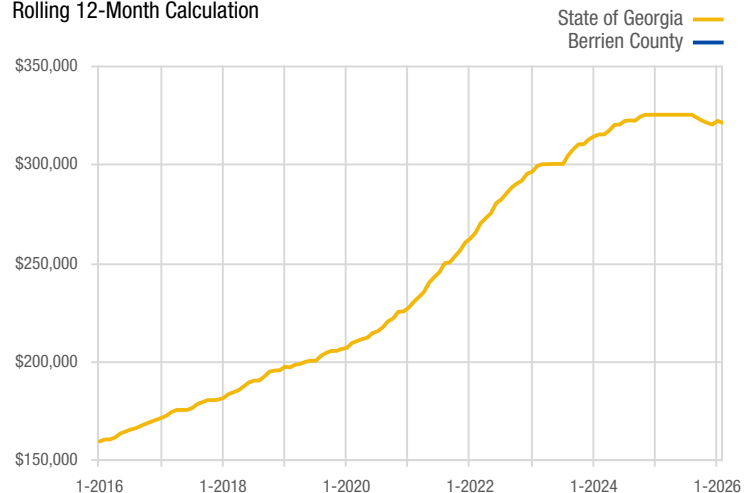
Median Sales Price - Single Family

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 March 16, 2026. All data from the multiple listing services in the state of Georgia. Report © 2026 ShowingTime Plus, LLC.