

Local Market Update – February 2026

A Research Tool Provided by Georgia Association of REALTORS



Brooks County

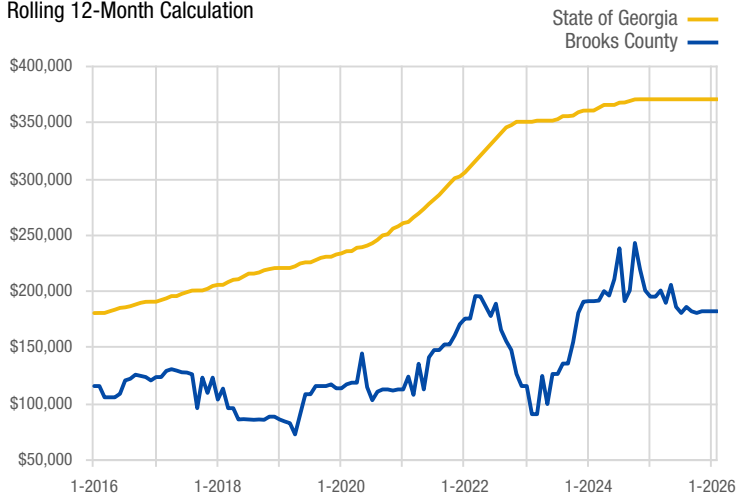
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	3	5	+ 66.7%	5	7	+ 40.0%
Pending Sales	2	2	0.0%	4	3	- 25.0%
Closed Sales	0	2	—	3	2	- 33.3%
Days on Market Until Sale	—	106	—	90	106	+ 17.8%
Median Sales Price*	—	\$347,500	—	\$430,000	\$347,500	- 19.2%
Average Sales Price*	—	\$347,500	—	\$386,667	\$347,500	- 10.1%
Percent of List Price Received*	—	113.1%	—	97.1%	113.1%	+ 16.5%
Inventory of Homes for Sale	12	13	+ 8.3%	—	—	—
Months Supply of Inventory	4.8	5.5	+ 14.6%	—	—	—

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.

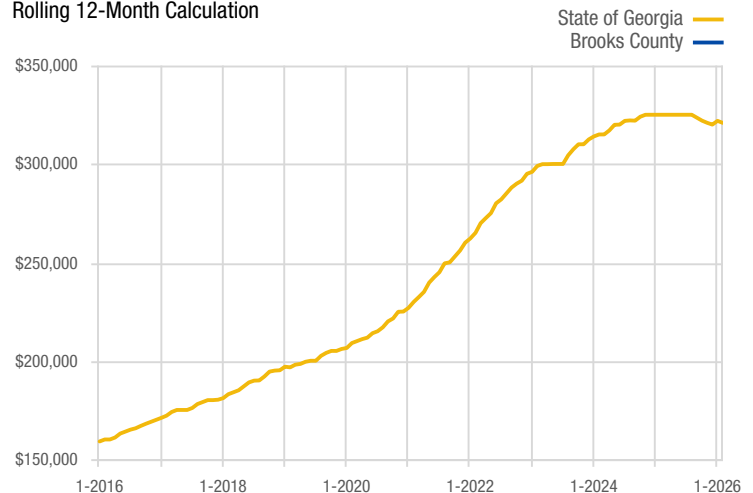
Median Sales Price - Single Family

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.