

OCT 2023-JAN 2024

MARKET ANALYSIS



# MARKET ANALYSIS

## Peach County, Ga

### Oct 2023-Jan 2024

*Kim Cooper Yarbrough*



REALTOR®

Cell: 478-235-5484

Office: 478-953-2244

[kimyarbrough@fickling.com](mailto:kimyarbrough@fickling.com)

*Million Dollar Producer*



GAR, NAR, CGMLS, MGBOR, GMLS, RELO, M.O.M.

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# MARKETING STATISTICS - ALL MLS

OCT 2023 - JAN 2024

MARKET ANALYSIS

Class	Beds	Current Active	Avg List Price	Avg DOM	Median List Price	Median DOM
All	All	117	\$366,302	252	\$239,900	120
RE	All	60	\$283,057	97	\$244,900	61
RE	1 - 2	3	\$153,300	225	\$75,000	194
RE	3	34	\$267,512	82	\$238,255	54
RE	4	20	\$255,212	108	\$268,460	121
RE	5	2	\$512,450	71	\$512,450	71
RE	6 +	1	\$1,299,000	74	\$1,299,000	74
LD	All	26	\$318,886	400	\$30,500	253
MF	All	4	\$466,250	54	\$360,000	61
CM	All	23	\$683,130	551	\$392,000	146
RT	All	4	\$1,462	75	\$1,300	67
RT	1 - 2	0	\$0	0	\$0	0
RT	3	4	\$1,462	75	\$1,300	67
RT	4	0	\$0	0	\$0	0
RT	5	0	\$0	0	\$0	0
RT	6 +	0	\$0	0	\$0	0

Class	Beds	Total Listed	# Sold	% Sold	Average	Median	Average	Median	Sale Price/List Price Ratio	Average	Median	# Expired	% Expired	Average	Median
					List Price Sold		Sale Price Sold			DOM Sold				List Price Unsold	
All	All	108	93	95.88%	\$207,161	\$225,000	\$205,282	\$225,000	99.09%	45	15	8	7.41%	\$197,027	\$172,250
RE	All	80	80	100.00%	\$228,796	\$228,450	\$226,297	\$229,900	98.91%	33	13	6	7.50%	\$201,460	\$177,500
RE	1 - 2	3	4	133.33%	\$130,612	\$114,000	\$122,612	\$113,000	93.88%	23	13	0	0	\$65,000	\$65,000
RE	3	56	59	105.36%	\$210,292	\$227,000	\$209,294	\$229,900	99.53%	32	15	4	7.14%	\$179,544	\$160,000
RE	4	18	14	77.78%	\$292,145	\$318,537	\$289,318	\$317,500	99.03%	30	9	1	5.56%	\$269,908	\$279,000
RE	5	2	2	100.00%	\$425,000	\$425,000	\$397,500	\$397,500	93.53%	81	81	1	50.00%	\$279,450	\$279,450
RE	6 +	1	1	100.00%	\$434,000	\$434,000	\$419,500	\$419,500	96.66%	98	98	0	0.00%	\$0	\$0
LD	All	10	12	120.00%	\$77,783	\$27,500	\$80,041	\$31,250	102.90%	129	21	1	10.00%	\$162,750	\$39,750
MF	All	6	0	0.00%	\$0	\$0	\$0	\$0	0.00%	0	0	1	16.67%	\$205,000	\$275,000
CM	All	7	1	14.29%	\$28,900	\$28,900	\$27,000	\$27,000	93.43%	32	32	0	0.00%	\$0	\$0
RT	All	5	0	0.00%	\$0	\$0	\$0	\$0	0.00%	0	0	0	0.00%	\$0	\$0
RT	1 - 2	1	0	0.00%	\$0	\$0	\$0	\$0	0.00%	0	0	0	0.00%	\$0	\$0
RT	3	3	0	0.00%	\$0	\$0	\$0	\$0	0.00%	0	0	0	0.00%	\$0	\$0
RT	4	1	0	0.00%	\$0	\$0	\$0	\$0	0.00%	0	0	0	0.00%	\$0	\$0
RT	5	0	0	0.00%	\$0	\$0	\$0	\$0	0.00%	0	0	0	0.00%	\$0	\$0
RT	6 +	0	0	0.00%	\$0	\$0	\$0	\$0	0.00%	0	0	0	0.00%	\$0	\$0

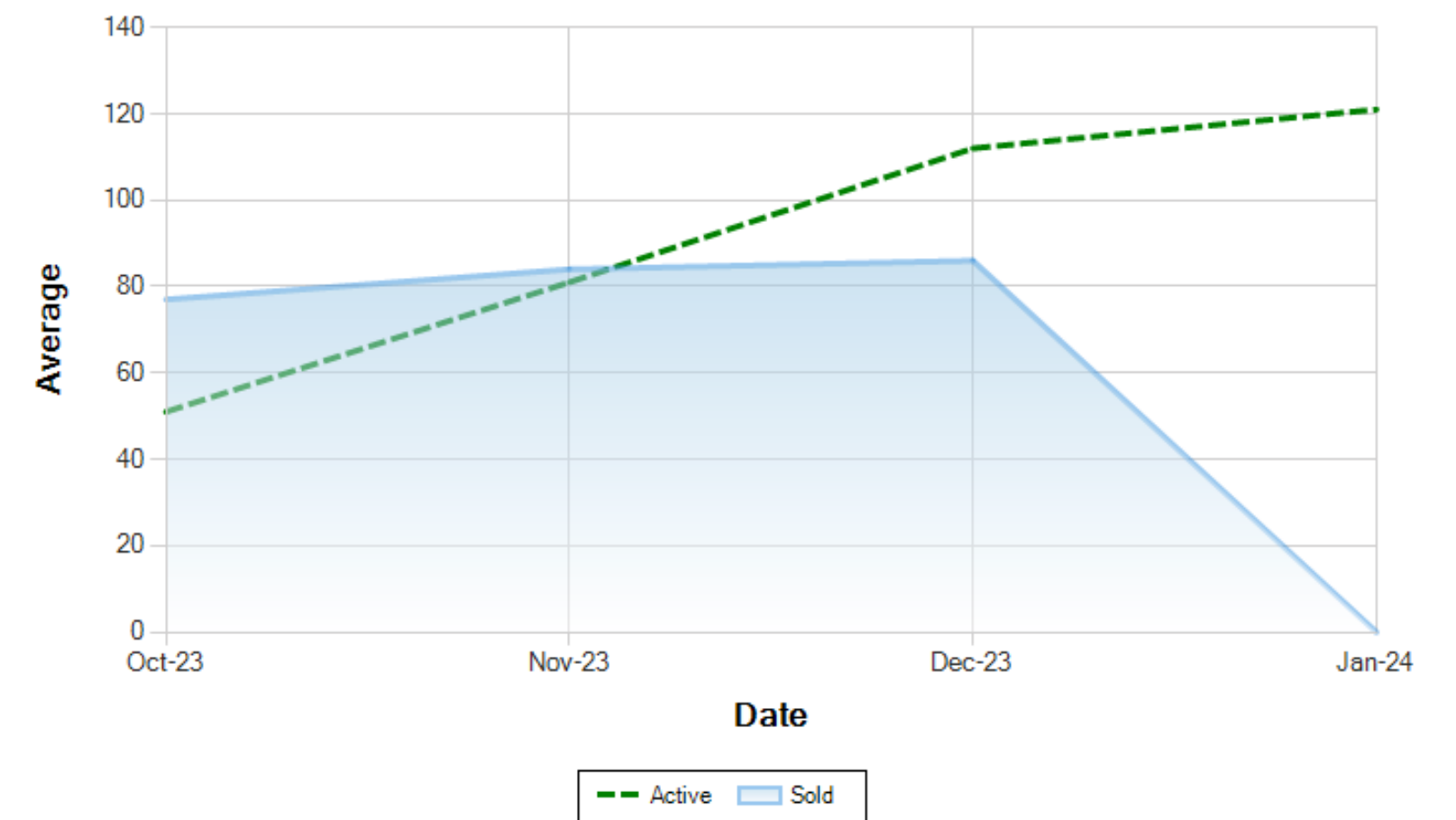
# SINGLE FAMILY HOMES: MARKET REPORT

**Sale vs. List Price Ratio**  
**FICKLING & COMPANY (FICKL)**  
 Oct 2023 - Jan 2024



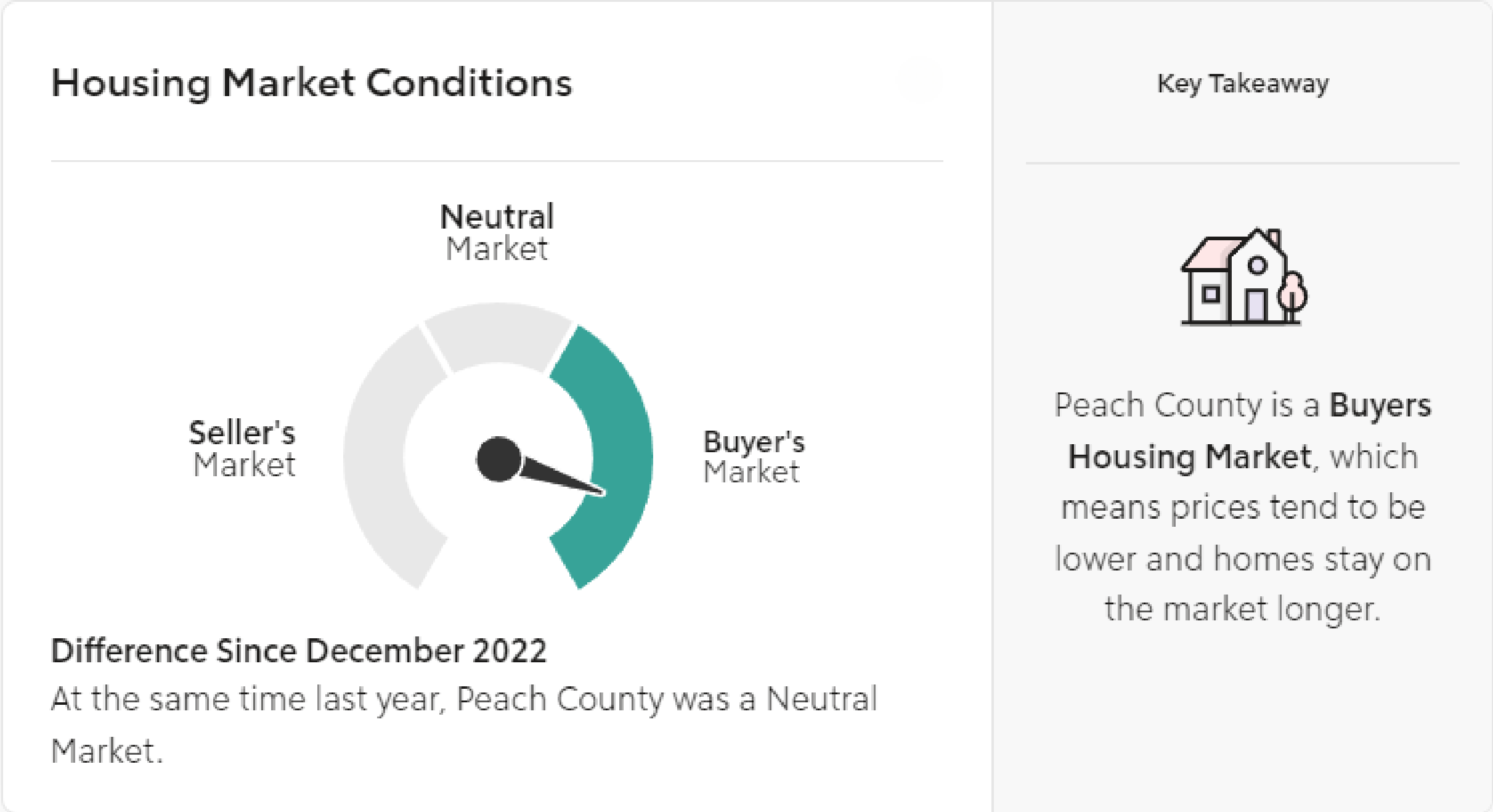
Date Created: 1/9/2024  
 Source: Central Georgia MLS  
 Information provided is deemed reliable but not guaranteed.  
 Criteria: Area (Minor)=05 AND Class=RE,LD,MF,CM,RT AND Date Range=10/01/2023-01/31/2024 AND Firm=FICKL

**Average Days on Market**  
**FICKLING & COMPANY (FICKL)**  
 Oct 2023 - Jan 2024



Date Created: 1/9/2024  
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# PEACH COUNTY, GA: A BUYER'S OR SELLER'S MARKET?



# HOUSING PRICE COMPARISON (PEACH COUNTY, GA)

How much do homes in Peach County, GA cost?

## Median Sold Price

**\$234,000**

\$127/sqft

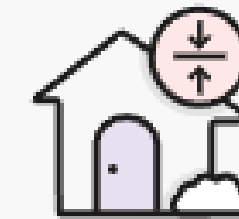


Based on all homes sold in the last 12 months.

Difference Since December 2022

**+\$24,100 (+11.5%) ↑**

## Key Takeaway



Homes in Peach County have **sold for 11.5% more** than they did a year ago.

**Summary:** The median home sold price in Peach County was \$234,000 in December 2023, up 11.5% from last year, and the median price per square foot was \$127.

# HOUSING PRICE COMPARISON PEACH COUNTY, GA

### Median Sold Price By Bedroom Count

# BEDROOMS	DEC 2022	DEC 2023	CHANGE
1 Bedroom	-	\$120K	N/A
<u>2 Bedrooms</u>	\$120.5K	\$140.5K	+16.6% ↑
<u>3 Bedrooms</u>	\$194.9K	\$220K	+12.9% ↑
<u>4 Bedrooms</u>	\$279K	\$279.4K	0.2%
<u>5+ Bedrooms</u>	\$295K	\$312K	+5.8% ↑

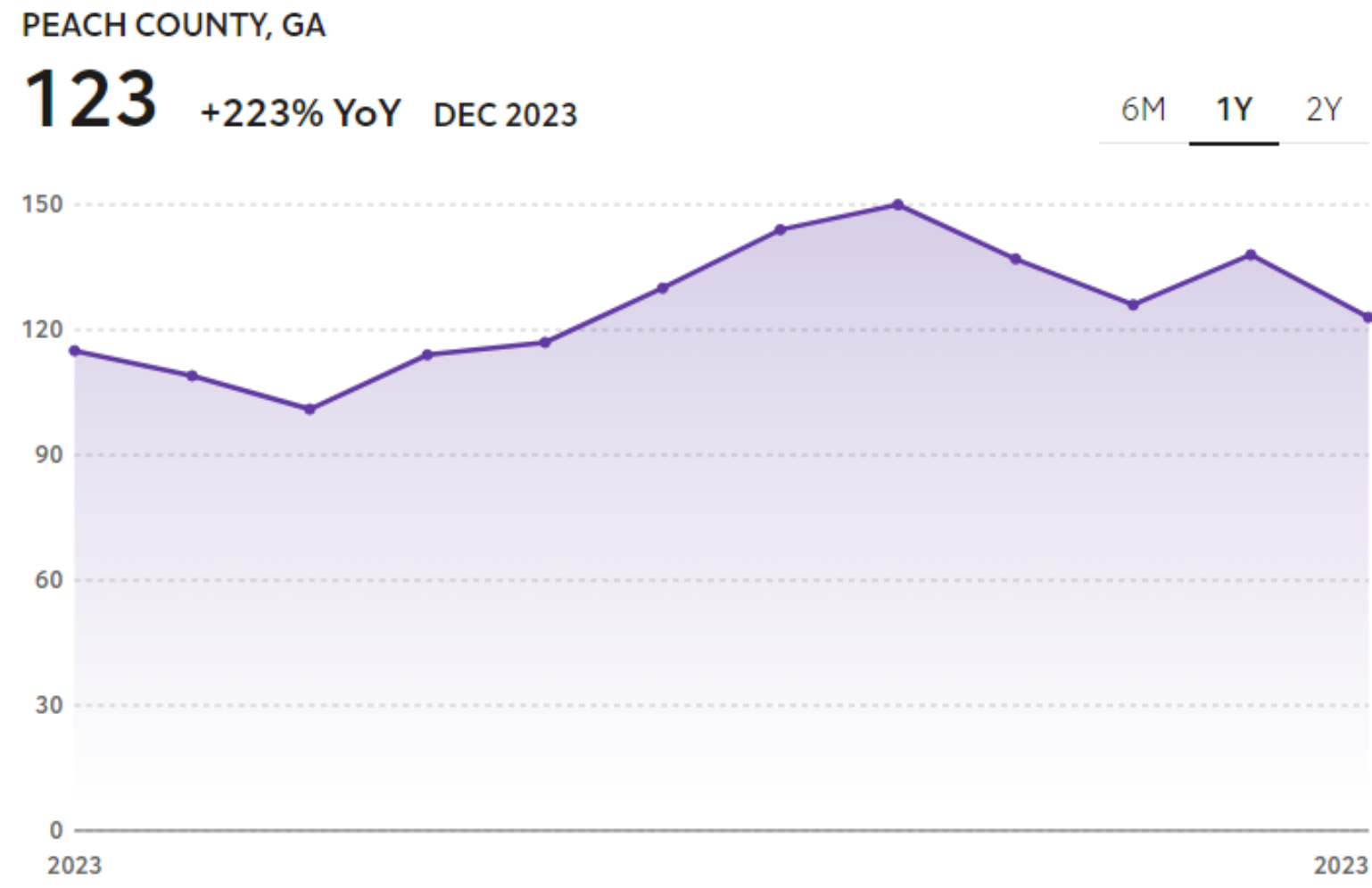
**Summary:** Peach County housing prices by bedroom type for December 2023 compared to the previous year: The home price of 1 bedroom homes did not change, 2 bedroom homes increased by 16.6%, 3 bedroom homes increased by 12.9%, 4 bedroom homes increased by 0.2%, and 5+ bedroom homes increased by 5.8%.

### Median Sold Price Compared To Nearby Counties

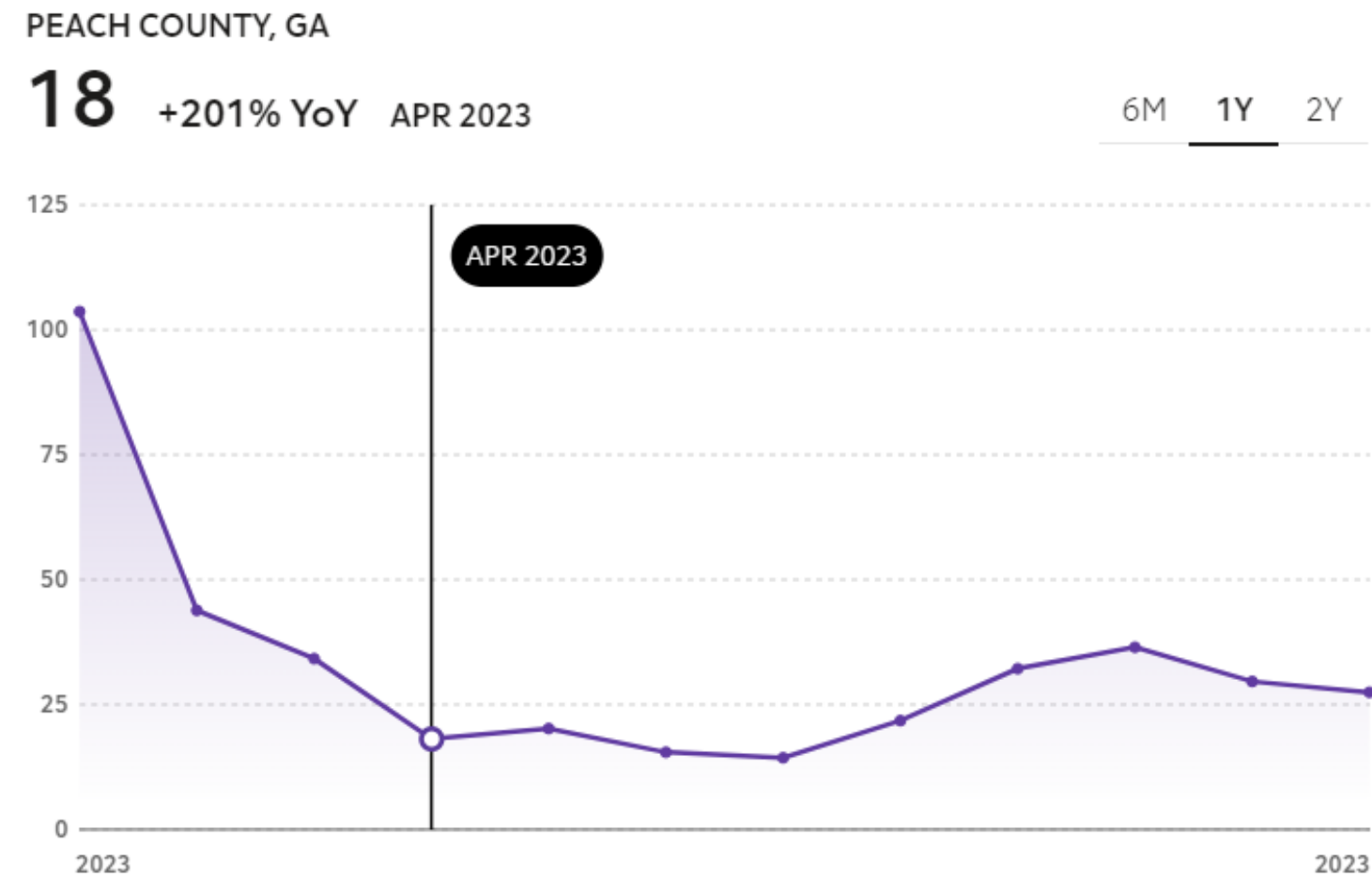
COUNTY	DEC 2022	DEC 2023	CHANGE
<u>Houston County</u>	\$235.8K	\$266K	+12.8% ↑
Peach County	\$209.9K	\$234K	+11.5% ↑

# HOUSING PRICE COMPARISON (PEACH COUNTY VS. SURROUNDING COUNTIES)

## Total Available Listings:



## Average Days on Market:





# HOUSING SUPPLY

*How many homes are available in Peach County?*

NOV 2023	DEC 2023	CHANGE
120	123	+2.5% ↑

SUMMARY: THE PEACH COUNTY REAL ESTATE MARKET HAD 123 HOMES FOR SALE IN DECEMBER 2023, A 2.5% INCREASE COMPARED TO NOVEMBER 2023.

## *Homes for sale by bedroom count:*

# BEDROOMS	NOV 2023	DEC 2023	CHANGE
1 Bedroom	0	0	0.0%
<u>2 Bedrooms</u>	11	9	-18.2% ↓
<u>3 Bedrooms</u>	68	69	+1.5% ↑
<u>4 Bedrooms</u>	34	38	+11.8% ↑
<u>5+ Bedrooms</u>	7	7	0.0%

SUMMARY: THE PEACH COUNTY HOUSING INVENTORY BY BEDROOM TYPE FOR DECEMBER 2023 COMPARED TO THE PREVIOUS MONTH: THE INVENTORY OF 1 BEDROOM HOMES REMAINED THE SAME, 2 BEDROOM HOMES DECREASED BY 18.2%, 3 BEDROOM HOMES INCREASED BY 1.5%, 4 BEDROOM HOMES INCREASED BY 11.8%, AND 5+ BEDROOM HOMES REMAINED THE SAME.

# AVERAGE TIME ON MARKET

How long does it take to sell a home in Peach County, Ga?

NOV 2023

16

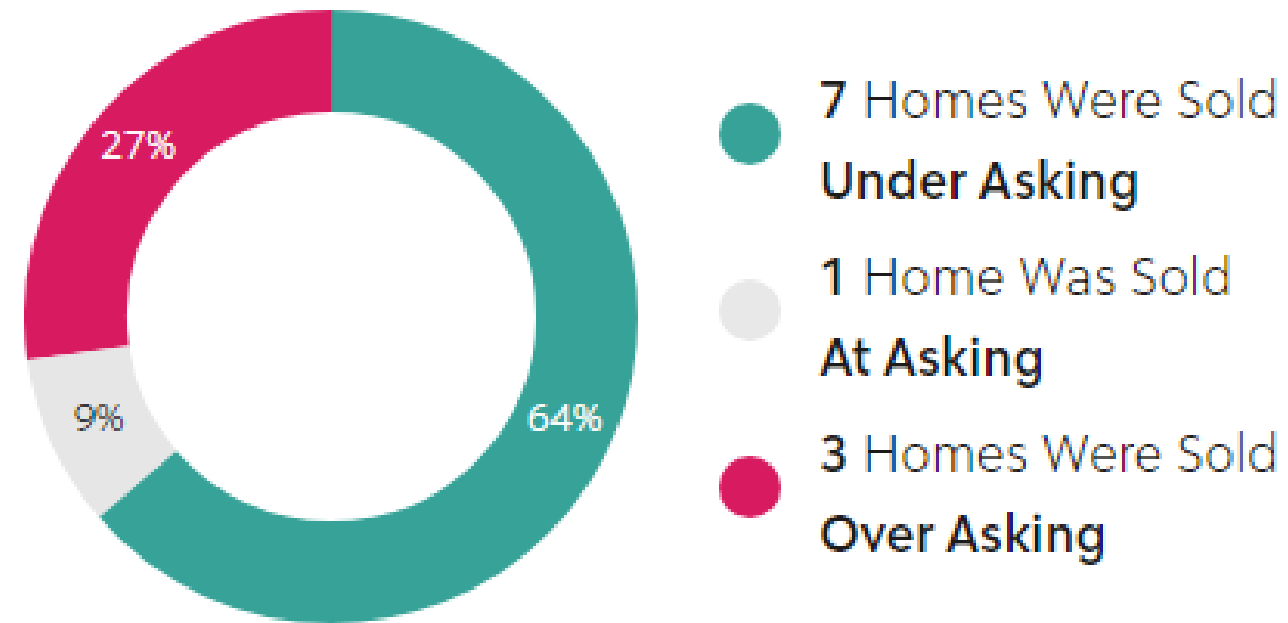
DEC 2023

13

CHANGE

-18.8% ↓

Breakdown of Home Sale Time:



SUMMARY: A TOTAL OF 13 HOMES WERE SOLD OR PENDING IN PEACH COUNTY IN DECEMBER 2023, DOWN BY 18.8% MONTH-OVER-MONTH. OF THE 11 SOLD HOMES, 64% WERE SOLD UNDER ASKING, 9% WERE SOLD AT ASKING, AND 27% WERE SOLD OVER ASKING.

# CONCLUSION:

Many homes in Peach County are selling fast, so if you are planning to buy...  
**ACT QUICKLY.**

*Have a question?*

*Kim Cooper Garbrough*



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