

## ALABAMA HOUSING MARKET SUMMARY, FEBRUARY 2026

	<b>Feb-25</b>	<b>Feb-26</b>	<b>Change</b>	<b>% Change</b>	<b>YTD '25</b>	<b>YTD '26</b>	<b>Change</b>	<b>% Change</b>
Sales	5,886	5,028	-858	-14.6%	11,145	9,789	-1,356	-12.2%
Median Sales Price (\$)	204,571	250,113	45,542	22.3%	206,520	247,317	40,797	19.8%
Average Sales Price (\$)	244,451	285,224	40,773	16.7%	242,749	283,355	40,606	16.7%
Sales Volume (\$ billions)	1.44	1.43	-0.01	-0.7%	2.71	2.77	0.06	2.2%
Average Days on Market	79	65	-14	-17.7%	82	73	-9	-11.0%
Active Listings	17,956	19,283	1,327	7.4%	17,846	19,178	1,332	7.5%
Months of Supply	4.2	5.4	1.2	28.6%	4.3	5.3	1.0	23.3%
Foreclosures	409	568	159	38.9%	851	1,108	257	30.2%

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE COLUMBUS REALTORS®  
BASED ON RESIDENTIAL LISTING DATA ONLY



## Dublin City School District

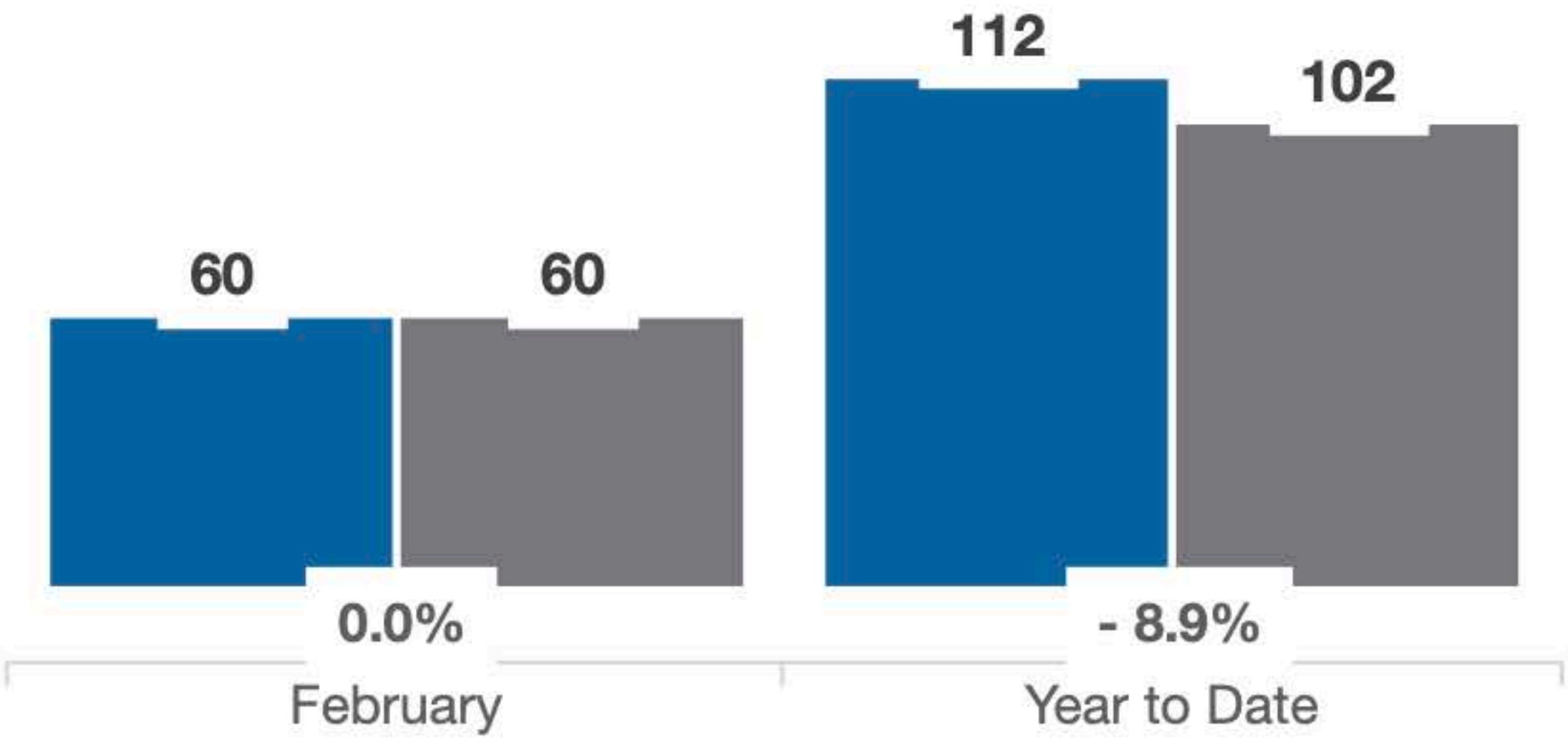
Franklin, Delaware and Union Counties

Key Metrics	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Closed Sales	60	60	0.0%	112	102	- 8.9%
In Contracts	69	75	+ 8.7%	122	131	+ 7.4%
Average Sales Price*	\$583,098	\$525,445	- 9.9%	\$608,796	\$596,864	- 2.0%
Median Sales Price*	\$516,000	\$453,750	- 12.1%	\$564,500	\$563,000	- 0.3%
Average Price Per Square Foot*	\$241.26	\$232.81	- 3.5%	\$241.14	\$244.98	+ 1.6%
Percent of Original List Price Received*	99.4%	97.4%	- 2.0%	98.2%	97.2%	- 1.0%
Percent of Last List Price Received*	100.4%	99.0%	- 1.4%	99.7%	98.8%	- 0.9%
Days on Market Until Sale	40	49	+ 22.5%	46	46	0.0%
New Listings	71	78	+ 9.9%	136	150	+ 10.3%
Median List Price of New Listings	\$599,900	\$585,450	- 2.4%	\$599,000	\$592,450	- 1.1%
Median List Price at Time of Sale	\$532,450	\$459,900	- 13.6%	\$567,500	\$572,450	+ 0.9%
Inventory of Homes for Sale	112	149	+ 33.0%	—	—	—
Months Supply of Inventory	1.3	1.7	+ 30.8%	—	—	—

\* 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.

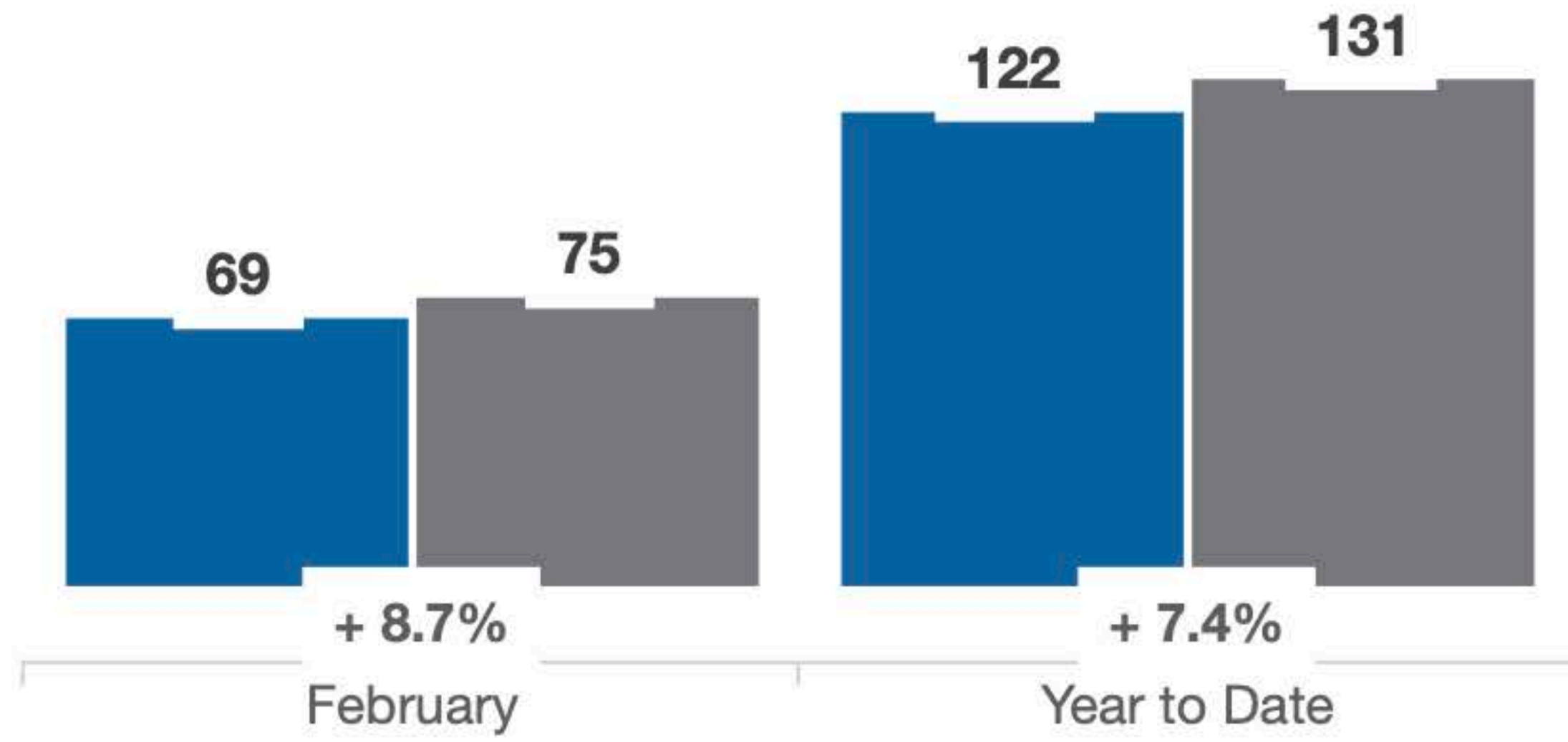
### Closed Sales

2025 2026



### In Contracts

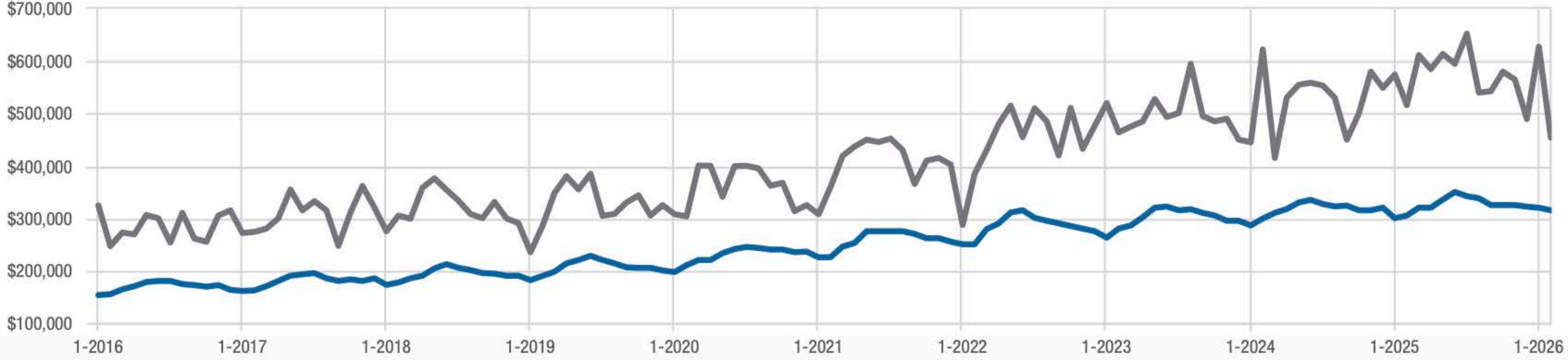
2025 2026



### Median Sales Price

Current Period

Entire MLS  
Dublin City School District



Each data point represents the median sales price in a given month.

Metric Definitions	Mar 2025	Mar 2026	YoY
New Listings	770	675	12% ↓
New Under Contract	458	522	14% ↑
Active Inventory (Avg)	1,044	1,141	9% ↑
Under Contract Inventory (Avg)	669	687	3% ↑
Total Inventory	1,714	1,828	7% ↑
Closings	353	370	5% ↑
<b>Sale Price (Avg)</b>	<b>\$492,187</b>	<b>\$489,674</b>	<b>1% ↓</b>
Sale Price (Med)	\$449,900	\$437,643	3% ↓
Avg DOM (Closed)	37	36	4% ↓
Avg List Price (Active)	\$597,783	\$607,904	2% ↑
List to Contract (Avg)	46	50	8% ↑
Contract to Closed (Avg)	41	39	6% ↓
List to Closed (Avg)	94	92	2% ↓
Months of Supply	3.56	3.82	7% ↑

### Average Sale Price

Month	Average Sale Price
Mar, 24	\$473,429
Mar, 25	\$492,187
Mar, 26	\$489,674

	New Listings	New Under Contract	Active Inventory (Avg)	Under Contract Inventory (Avg)	Total Inventory	Closings	Sale Price (Avg)	Sale Price (Med)	Avg DOM Closed	Avg List Price (Active)	List to Contract (Avg)	Contract to Closed (Avg)	List to Closed (Avg)	Months of Supply
Rutherford County, TN	675	522	1,141	687	1,828	370	\$489,674	\$437,643	36	\$607,904	50	39	92	3.82