RYAN DEAL
REAL ESTATE

Market Update

The Latest Statistics

ryandeal.com

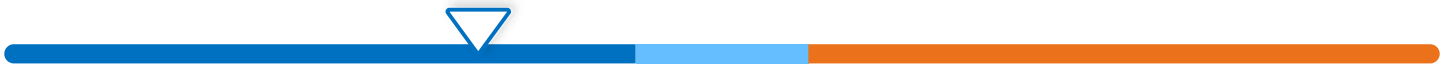
Market Trends

Market Trends for Sandy Springs, Georgia

Single Family + Condo/Townhouse/Apt.

September 2026

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
3.96	96.9%	29	$685,000
↑ 2.86% MoM	↑ 0.5% MoM	↑ 3.57% MoM	↑ 8.51% MoM

September 2026 Median Estimated Property Value

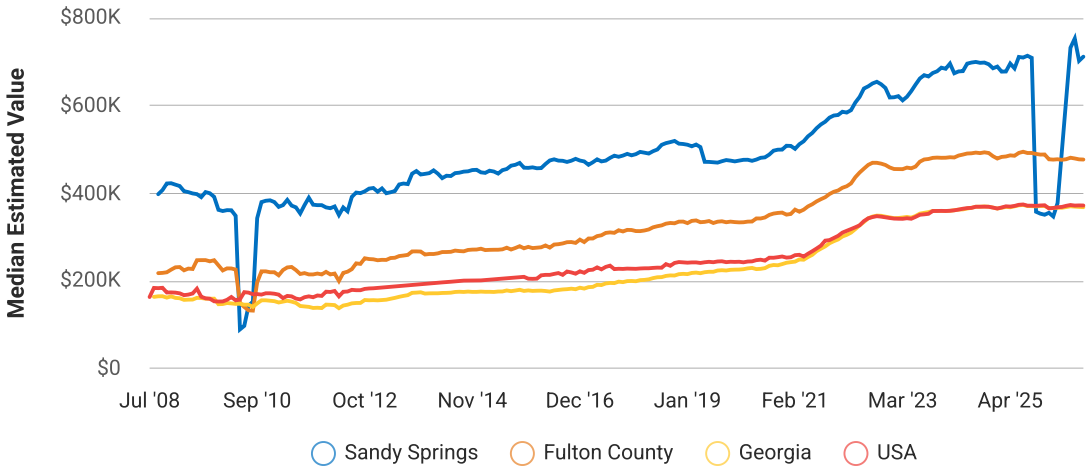
Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value	Last Month Change	12 Month Change
$711,630	+1.3%	+0.4%



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Sandy Springs, Georgia

September 2026 Active Listings

Sandy Springs, Georgia

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - $398,500

3.6% Month over Month

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Sandy Springs, Georgia

September 2026 Sold Listings

Sandy Springs, Georgia

Single Family + Condo/Townhouse/Apt.

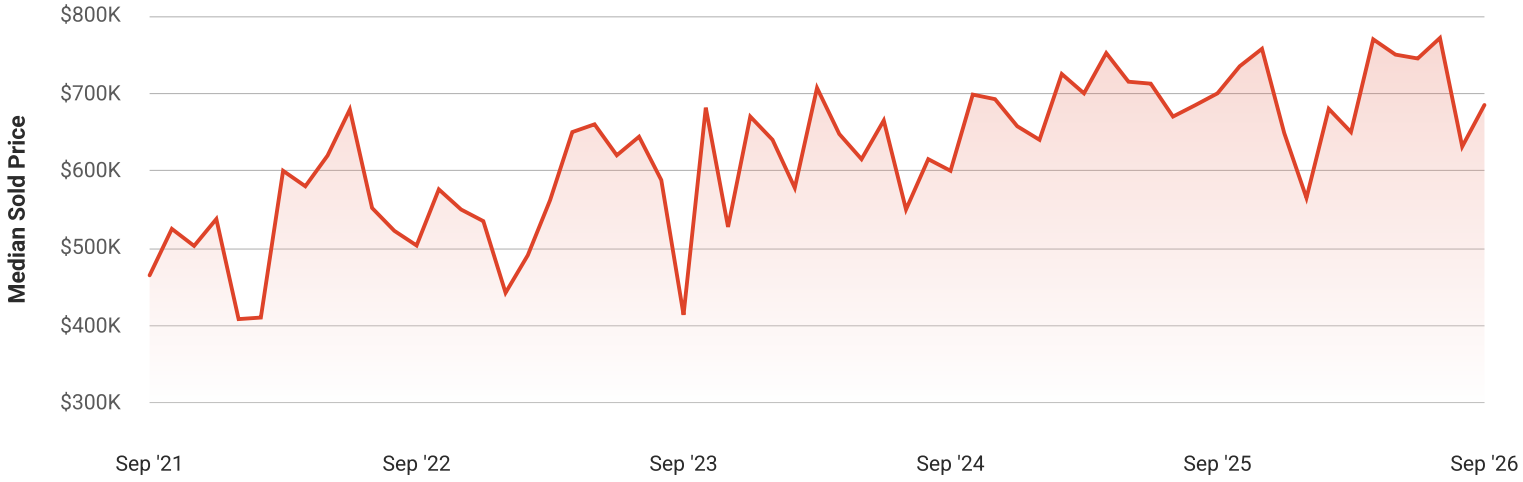
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - $685,000

↑ **8.5%** Month over Month



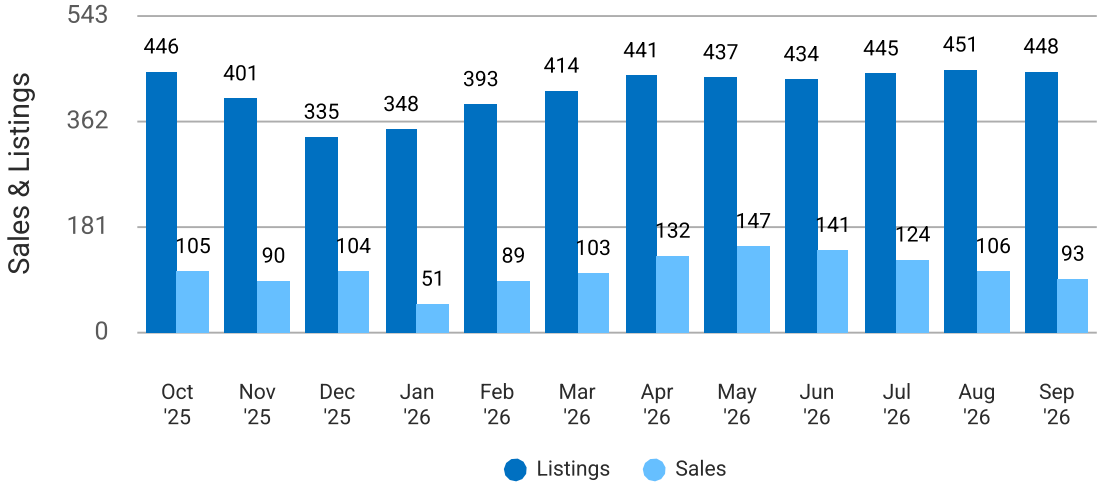
Total Sales and Active Listings in Sandy Springs, Georgia

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



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Sandy Springs, Georgia

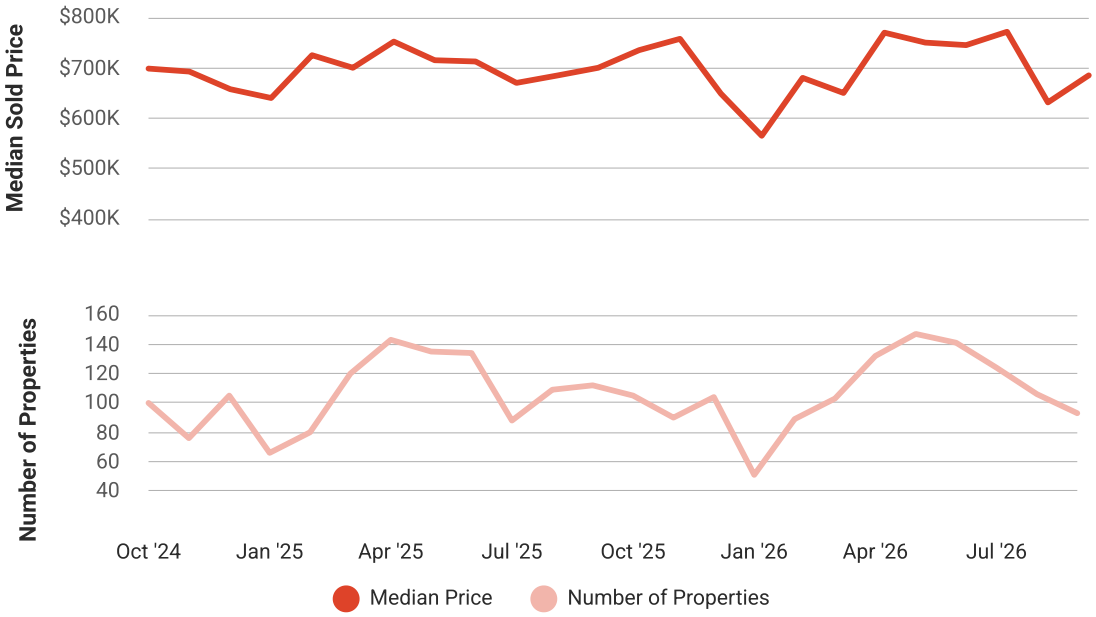
Median Sold Price vs Sold Listings in Sandy Springs, Georgia

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



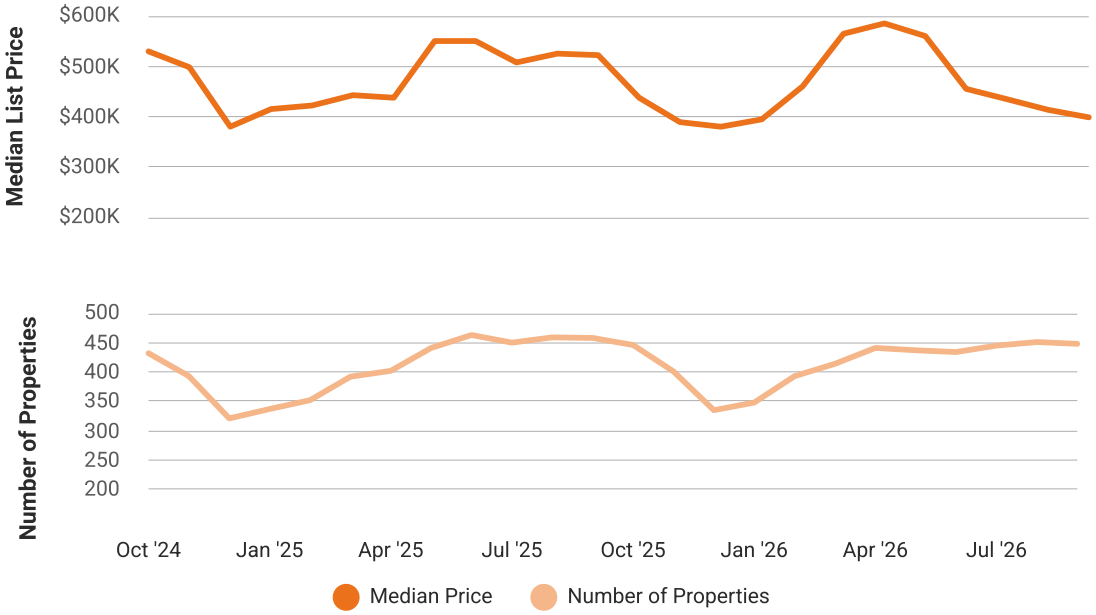
Median List Price vs Active Listings in Sandy Springs, Georgia

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



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Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 9/30/2026	$711,630	$702,170 +1.35%	$732,060 -2.79%	$708,940 +0.38%	$697,530 +2.02%	$666,460 +6.78%
Median Sold Price Last Updated: 9/30/2026	$685,000	$631,250 +8.51%	$745,000 -8.05%	$700,000 -2.14%	$600,000 +14.17%	$414,000 +65.46%
Median List Price Last Updated: 9/30/2026	$398,500	$413,500 -3.63%	$455,000 -12.42%	$522,000 -23.66%	$619,950 -35.72%	$754,100 -47.16%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.
Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

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RYAN DEAL
REAL ESTATE

Your REALTOR® in Sandy Springs and North Atlanta

Devoted to connecting families with their perfect homes and investment opportunities in the Atlanta area, Ryan Deal brings a unique blend of experience, dedication, and personalized service to the world of real estate. While Ryan most commonly represents traditional home buyers and sellers with the very best marketing, he excels in quiet sales, insulating luxury property transactions from the interruption and publicity associated with conventional real estate marketing.

To make it all happen, Ryan leverages an array of well-placed contacts, each carefully curated over three decades. Prior to becoming a REALTOR®, Ryan worked as an Emmy Award-winning television journalist, and he held senior leadership positions in both the State of Georgia government and the federal government. He employs various new and emerging technologies to remain a step ahead and, as it's been said, Ryan has never met a stranger.

Ryan guided the restoration of two historic properties in Atlanta's Grant Park neighborhood, including a condemned 1897 Victorian which, resurrected to its original grandeur, was opened to the public for tours. Ryan lives in the Chastain Park neighborhood of Atlanta along with his life's partner and three wonderful, rescued pups. He enjoys cooking, reading, photography, and taking long walks.

Ryan is among agents recognized as "Best of Zillow" and he is a preferred agent on Realtor.com.

What Others Are Saying

"Ryan was incredibly patient, flexible, and understanding with our unique and potentially frustrating circumstances. I would recommend him as strongly as possible. Great realtor and person!"

David Rappaport
Google ⭐⭐⭐⭐⭐

"Ryan was super! He was very helpful with navigating the whole process of buying a new condo. It had been 27 years since I had bought my first condo and I was lost. He helped me every step of the way. I highly recommend Ryan."

Kelly Hilliard
Realtor.com ⭐⭐⭐⭐⭐

"Ryan was incredible. As a first time home buyer, he was very patient. He walked me through the whole process and held my hand the whole way. There was no such thing as a silly question and he was always available! He sent me reminders and was so attentive and kind. He’s very knowledgeable and I am so happy to have had him as an agent and now new friend."

Melissa Vasquez
Realtor.com ⭐⭐⭐⭐⭐

"Ryan did a great job helping us purchase our first home. He was always available and added lots of value with his expertise and professionalism, as well as not being afraid to point out problems that could arise down the road. Working with an agent you don't know can be pretty intimidating, but I'm happy to say that it truly paid off. 10/10 recommend."

Joseph Babecka
Zillow ⭐⭐⭐⭐⭐

"Ryan is an outstanding real estate agent. He has excellent knowledge of the Atlanta metro area, provides expert advise on all aspects of the home buying experience, searches diligently for properties that meet buyers' expectations, and is readily available to tour homes and answer questions. He and his team are especially well organized and responsive and will provide buyers with all the information and support they need to make well-informed decisions. Ryan has excellent communication skills and treats everyone involved in the home buying journey with fairness and respect."

David Jordan
Zillow ⭐⭐⭐⭐⭐

Sandy Springs, Georgia

Affiliated Services

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https://sellersshield.com/exp/

Utility Connect

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