Local Market Update – January 2026

A Research Tool Provided by Georgia Association of REALTORS

Cherokee County

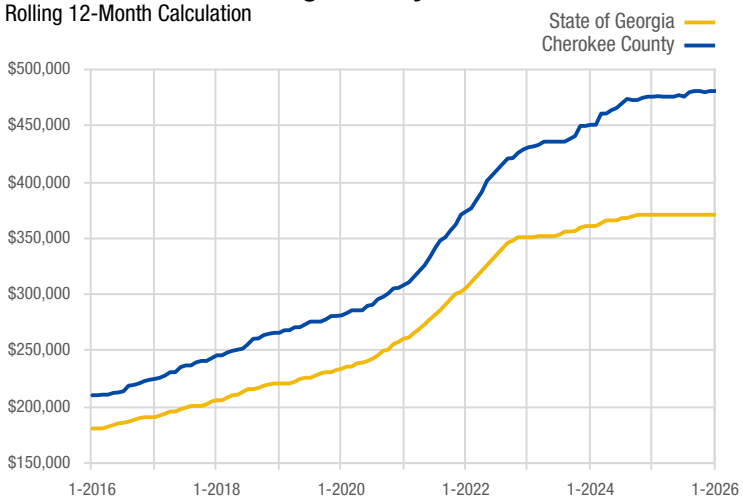
Single Family	January			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 1-2025**	**Thru 1-2026**	**% Change**
New Listings	389	**491**	+ 26.2%	389	**491**	+ 26.2%
Pending Sales	248	**227**	- 8.5%	248	**227**	- 8.5%
Closed Sales	205	**186**	- 9.3%	205	**186**	- 9.3%
Days on Market Until Sale	63	**60**	- 4.8%	63	**60**	- 4.8%
Median Sales Price*	$475,000	**$485,000**	+ 2.1%	$475,000	**$485,000**	+ 2.1%
Average Sales Price*	$543,937	**$594,970**	+ 9.4%	$543,937	**$594,970**	+ 9.4%
Percent of List Price Received*	97.4%	**97.2%**	- 0.2%	97.4%	**97.2%**	- 0.2%
Inventory of Homes for Sale	848	**1,092**	+ 28.8%	—	**—**	—
Months Supply of Inventory	2.8	**3.7**	+ 32.1%	—	**—**	—

Townhouse/Condo	January			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 1-2025**	**Thru 1-2026**	**% Change**
New Listings	52	**85**	+ 63.5%	52	**85**	+ 63.5%
Pending Sales	21	**28**	+ 33.3%	21	**28**	+ 33.3%
Closed Sales	13	**26**	+ 100.0%	13	**26**	+ 100.0%
Days on Market Until Sale	59	**76**	+ 28.8%	59	**76**	+ 28.8%
Median Sales Price*	$405,000	**$385,750**	- 4.8%	$405,000	**$385,750**	- 4.8%
Average Sales Price*	$499,147	**$378,575**	- 24.2%	$499,147	**$378,575**	- 24.2%
Percent of List Price Received*	99.6%	**98.6%**	- 1.0%	99.6%	**98.6%**	- 1.0%
Inventory of Homes for Sale	96	**161**	+ 67.7%	—	**—**	—
Months Supply of Inventory	3.5	**5.4**	+ 54.3%	—	**—**	—

* 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.

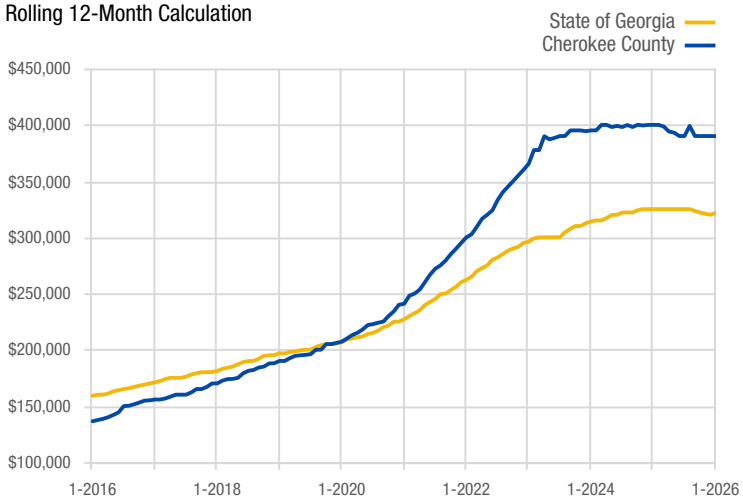
Median Sales Price - Single Family

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