Local Market Update – February 2026

A Research Tool Provided by Georgia Association of REALTORS

Cherokee County

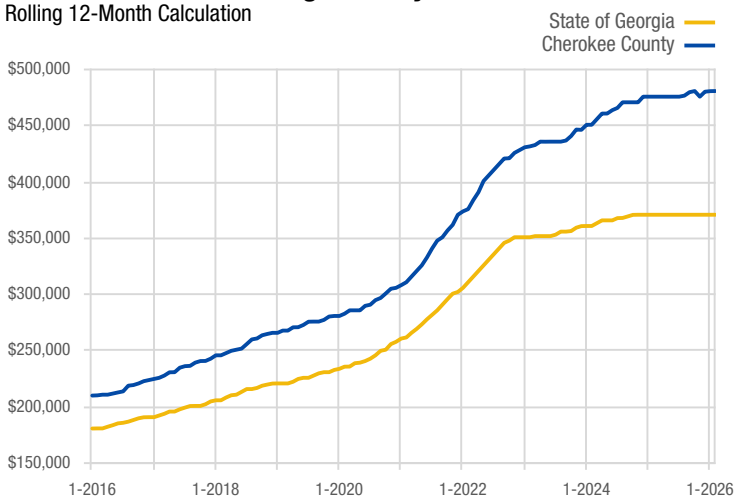
Single Family	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	419	**476**	+ 13.6%	814	**971**	+ 19.3%
Pending Sales	312	**257**	- 17.6%	562	**524**	- 6.8%
Closed Sales	251	**266**	+ 6.0%	459	**458**	- 0.2%
Days on Market Until Sale	65	**56**	- 13.8%	64	**59**	- 7.8%
Median Sales Price*	$460,000	**$476,500**	+ 3.6%	$465,000	**$479,000**	+ 3.0%
Average Sales Price*	$525,270	**$552,197**	+ 5.1%	$532,586	**$568,068**	+ 6.7%
Percent of List Price Received*	97.5%	**98.0%**	+ 0.5%	97.4%	**97.6%**	+ 0.2%
Inventory of Homes for Sale	835	**1,114**	+ 33.4%	—	**—**	—
Months Supply of Inventory	2.7	**3.7**	+ 37.0%	—	**—**	—

Townhouse/Condo	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	60	**72**	+ 20.0%	112	**156**	+ 39.3%
Pending Sales	34	**24**	- 29.4%	55	**54**	- 1.8%
Closed Sales	25	**29**	+ 16.0%	38	**58**	+ 52.6%
Days on Market Until Sale	52	**87**	+ 67.3%	54	**82**	+ 51.9%
Median Sales Price*	$390,000	**$404,900**	+ 3.8%	$395,000	**$390,669**	- 1.1%
Average Sales Price*	$424,429	**$464,688**	+ 9.5%	$449,991	**$429,548**	- 4.5%
Percent of List Price Received*	98.0%	**98.1%**	+ 0.1%	98.6%	**98.2%**	- 0.4%
Inventory of Homes for Sale	107	**179**	+ 67.3%	—	**—**	—
Months Supply of Inventory	3.9	**6.0**	+ 53.8%	—	**—**	—

* 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.

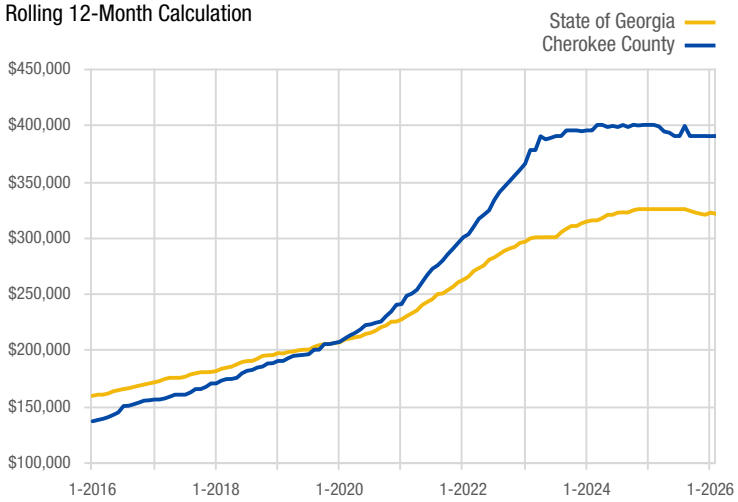
Median Sales Price - Single Family

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.