Local Market Update – March 2026

A Research Tool Provided by Georgia Association of REALTORS

Cherokee County

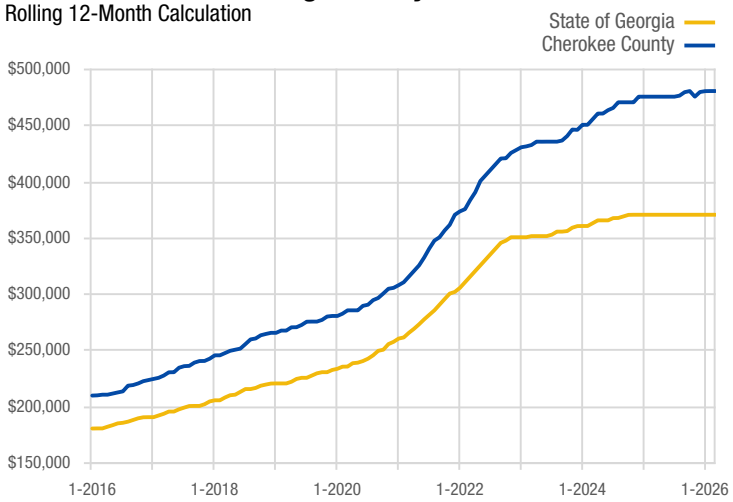
Single Family	March			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 3-2025**	**Thru 3-2026**	**% Change**
New Listings	554	**652**	+ 17.7%	1,368	**1,629**	+ 19.1%
Pending Sales	345	**356**	+ 3.2%	907	**923**	+ 1.8%
Closed Sales	314	**314**	0.0%	773	**774**	+ 0.1%
Days on Market Until Sale	52	**49**	- 5.8%	59	**55**	- 6.8%
Median Sales Price*	$472,250	**$465,000**	- 1.5%	$470,000	**$475,000**	+ 1.1%
Average Sales Price*	$529,263	**$560,468**	+ 5.9%	$531,236	**$565,176**	+ 6.4%
Percent of List Price Received*	98.4%	**98.2%**	- 0.2%	97.8%	**97.9%**	+ 0.1%
Inventory of Homes for Sale	918	**1,189**	+ 29.5%	—	**—**	—
Months Supply of Inventory	3.0	**3.9**	+ 30.0%	—	**—**	—

Townhouse/Condo	March			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 3-2025**	**Thru 3-2026**	**% Change**
New Listings	44	**75**	+ 70.5%	156	**229**	+ 46.8%
Pending Sales	34	**43**	+ 26.5%	89	**105**	+ 18.0%
Closed Sales	31	**37**	+ 19.4%	69	**95**	+ 37.7%
Days on Market Until Sale	49	**46**	- 6.1%	52	**65**	+ 25.0%
Median Sales Price*	$395,000	**$368,798**	- 6.6%	$395,000	**$387,538**	- 1.9%
Average Sales Price*	$451,493	**$393,055**	- 12.9%	$450,666	**$415,335**	- 7.8%
Percent of List Price Received*	99.0%	**98.6%**	- 0.4%	98.8%	**98.4%**	- 0.4%
Inventory of Homes for Sale	105	**177**	+ 68.6%	—	**—**	—
Months Supply of Inventory	3.8	**5.7**	+ 50.0%	—	**—**	—

* 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.

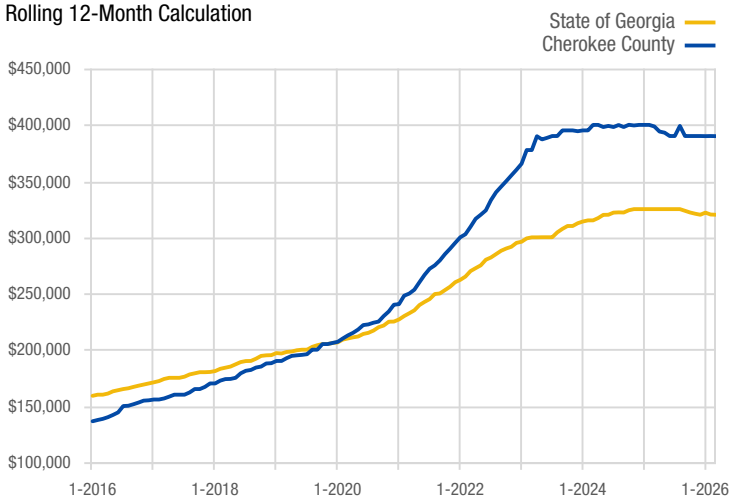
Median Sales Price - Single Family

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