Local Market Update – May 2026

A Research Tool Provided by Georgia Association of REALTORS

Cherokee County

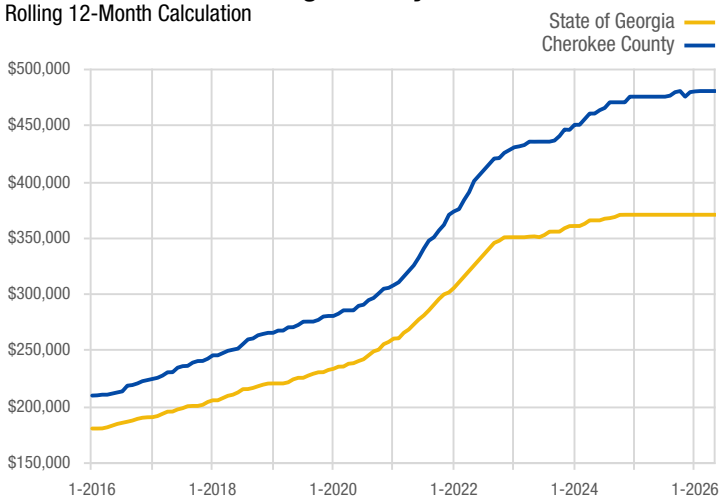
Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	664	**647**	- 2.6%	2,641	**2,989**	+ 13.2%
Pending Sales	354	**337**	- 4.8%	1,580	**1,710**	+ 8.2%
Closed Sales	346	**396**	+ 14.5%	1,436	**1,546**	+ 7.7%
Days on Market Until Sale	32	**44**	+ 37.5%	49	**49**	0.0%
Median Sales Price*	$495,000	**$500,000**	+ 1.0%	$475,000	**$477,050**	+ 0.4%
Average Sales Price*	$544,078	**$582,628**	+ 7.1%	$534,406	**$569,767**	+ 6.6%
Percent of List Price Received*	98.8%	**98.2%**	- 0.6%	98.2%	**98.1%**	- 0.1%
Inventory of Homes for Sale	1,205	**1,392**	+ 15.5%	—	**—**	—
Months Supply of Inventory	4.0	**4.4**	+ 10.0%	—	**—**	—

Townhouse/Condo	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	72	**63**	- 12.5%	284	**377**	+ 32.7%
Pending Sales	27	**47**	+ 74.1%	153	**214**	+ 39.9%
Closed Sales	38	**53**	+ 39.5%	141	**192**	+ 36.2%
Days on Market Until Sale	47	**50**	+ 6.4%	57	**60**	+ 5.3%
Median Sales Price*	$366,950	**$384,900**	+ 4.9%	$382,000	**$384,900**	+ 0.8%
Average Sales Price*	$414,349	**$444,183**	+ 7.2%	$435,233	**$420,031**	- 3.5%
Percent of List Price Received*	97.4%	**99.0%**	+ 1.6%	98.2%	**98.5%**	+ 0.3%
Inventory of Homes for Sale	135	**168**	+ 24.4%	—	**—**	—
Months Supply of Inventory	5.1	**4.8**	- 5.9%	—	**—**	—

* 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.

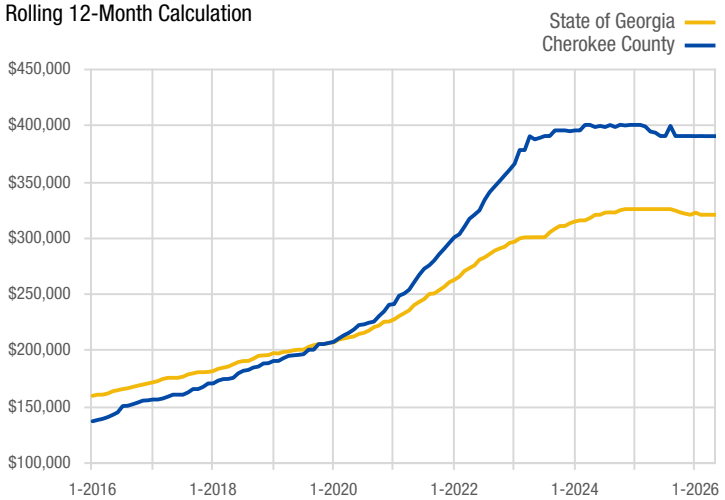
Median Sales Price - Single Family

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