Local Market Update – October 2026

A Research Tool Provided by Georgia Association of REALTORS

Cobb County

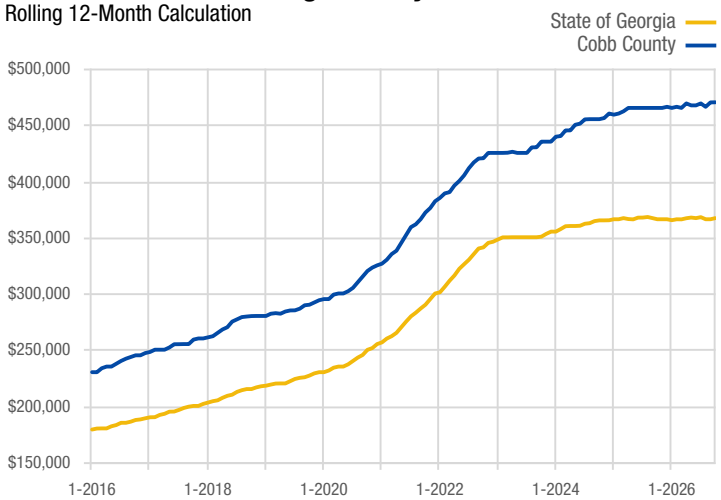
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	923	**808**	- 12.5%	9,076	**9,120**	+ 0.5%
Pending Sales	505	**358**	- 29.1%	5,504	**5,467**	- 0.7%
Closed Sales	505	**450**	- 10.9%	5,317	**5,418**	+ 1.9%
Days on Market Until Sale	42	**47**	+ 11.9%	37	**40**	+ 8.1%
Median Sales Price*	$447,000	**$450,000**	+ 0.7%	$470,000	**$472,450**	+ 0.5%
Average Sales Price*	$544,043	**$540,098**	- 0.7%	$562,107	**$563,885**	+ 0.3%
Percent of List Price Received*	98.0%	**98.0%**	0.0%	98.6%	**98.4%**	- 0.2%
Inventory of Homes for Sale	1,668	**1,942**	+ 16.4%	—	**—**	—
Months Supply of Inventory	3.2	**3.7**	+ 15.6%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	266	**238**	- 10.5%	2,785	**2,717**	- 2.4%
Pending Sales	131	**84**	- 35.9%	1,471	**1,304**	- 11.4%
Closed Sales	130	**104**	- 20.0%	1,432	**1,305**	- 8.9%
Days on Market Until Sale	50	**54**	+ 8.0%	47	**54**	+ 14.9%
Median Sales Price*	$339,750	**$319,200**	- 6.0%	$349,900	**$348,900**	- 0.3%
Average Sales Price*	$345,259	**$349,843**	+ 1.3%	$365,005	**$361,471**	- 1.0%
Percent of List Price Received*	98.2%	**98.1%**	- 0.1%	98.2%	**98.2%**	0.0%
Inventory of Homes for Sale	626	**732**	+ 16.9%	—	**—**	—
Months Supply of Inventory	4.5	**5.8**	+ 28.9%	—	**—**	—

* 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.

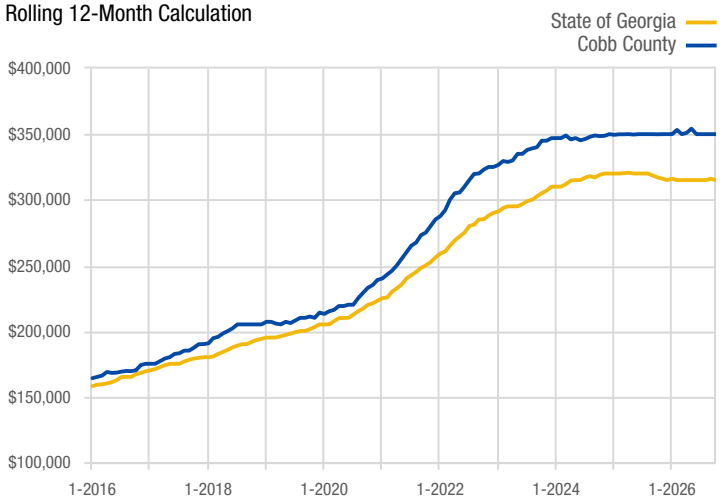
Median Sales Price - Single Family

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