

Local Market Update – December 2025

A Research Tool Provided by Georgia Association of REALTORS



Cherokee County

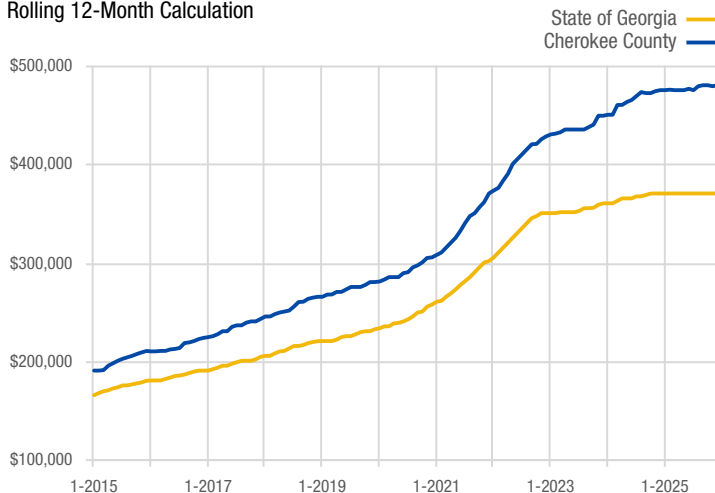
Single Family	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	288	319	+ 10.8%	5,542	6,040	+ 9.0%
Pending Sales	208	186	- 10.6%	3,673	3,570	- 2.8%
Closed Sales	293	290	- 1.0%	3,658	3,601	- 1.6%
Days on Market Until Sale	51	55	+ 7.8%	39	47	+ 20.5%
Median Sales Price*	\$469,500	\$490,000	+ 4.4%	\$475,000	\$480,000	+ 1.1%
Average Sales Price*	\$545,312	\$562,834	+ 3.2%	\$541,570	\$548,812	+ 1.3%
Percent of List Price Received*	98.1%	97.6%	- 0.5%	98.6%	98.0%	- 0.6%
Inventory of Homes for Sale	849	978	+ 15.2%	—	—	—
Months Supply of Inventory	2.8	3.3	+ 17.9%	—	—	—

Townhouse/Condo	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	16	37	+ 131.3%	555	700	+ 26.1%
Pending Sales	14	21	+ 50.0%	331	348	+ 5.1%
Closed Sales	23	30	+ 30.4%	337	342	+ 1.5%
Days on Market Until Sale	35	57	+ 62.9%	30	51	+ 70.0%
Median Sales Price*	\$427,500	\$422,450	- 1.2%	\$399,900	\$390,000	- 2.5%
Average Sales Price*	\$487,914	\$494,427	+ 1.3%	\$443,769	\$438,648	- 1.2%
Percent of List Price Received*	99.0%	98.4%	- 0.6%	99.4%	98.5%	- 0.9%
Inventory of Homes for Sale	93	134	+ 44.1%	—	—	—
Months Supply of Inventory	3.4	4.6	+ 35.3%	—	—	—

* 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.

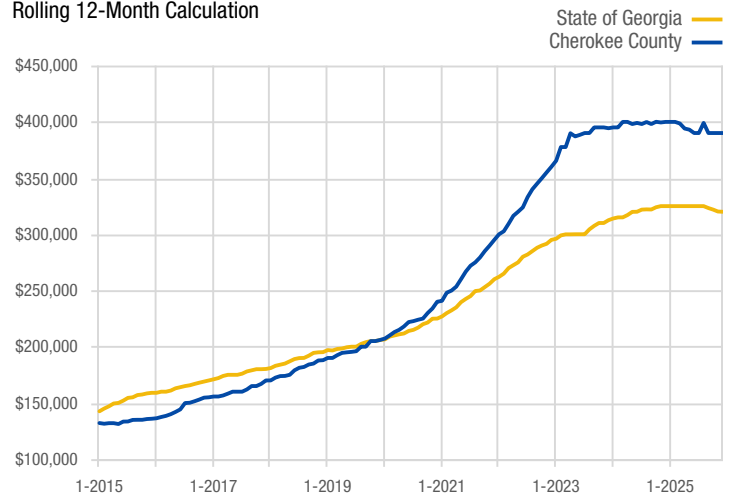
Median Sales Price - Single Family

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