

# Local Market Update – January 2025

A Research Tool Provided by Georgia Association of REALTORS



## Cherokee County

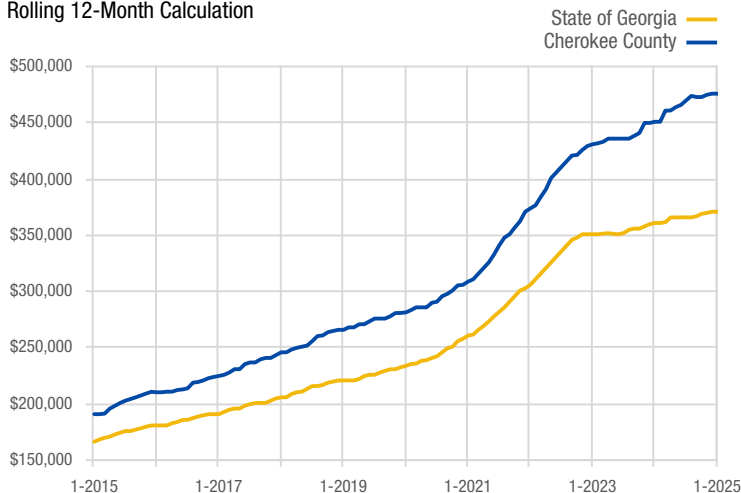
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
<b>Key Metrics</b>						
New Listings	371	<b>387</b>	+ 4.3%	371	<b>387</b>	+ 4.3%
Pending Sales	284	<b>215</b>	- 24.3%	284	<b>215</b>	- 24.3%
Closed Sales	187	<b>203</b>	+ 8.6%	187	<b>203</b>	+ 8.6%
Days on Market Until Sale	44	<b>64</b>	+ 45.5%	44	<b>64</b>	+ 45.5%
Median Sales Price*	\$450,000	<b>\$480,000</b>	+ 6.7%	\$450,000	<b>\$480,000</b>	+ 6.7%
Average Sales Price*	\$492,785	<b>\$545,331</b>	+ 10.7%	\$492,785	<b>\$545,331</b>	+ 10.7%
Percent of List Price Received*	98.2%	<b>97.4%</b>	- 0.8%	98.2%	<b>97.4%</b>	- 0.8%
Inventory of Homes for Sale	599	<b>867</b>	+ 44.7%	—	—	—
Months Supply of Inventory	2.0	<b>2.9</b>	+ 45.0%	—	—	—

Townhouse/Condo	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
<b>Key Metrics</b>						
New Listings	37	<b>52</b>	+ 40.5%	37	<b>52</b>	+ 40.5%
Pending Sales	26	<b>16</b>	- 38.5%	26	<b>16</b>	- 38.5%
Closed Sales	21	<b>13</b>	- 38.1%	21	<b>13</b>	- 38.1%
Days on Market Until Sale	27	<b>60</b>	+ 122.2%	27	<b>60</b>	+ 122.2%
Median Sales Price*	\$400,000	<b>\$405,000</b>	+ 1.3%	\$400,000	<b>\$405,000</b>	+ 1.3%
Average Sales Price*	\$445,396	<b>\$499,147</b>	+ 12.1%	\$445,396	<b>\$499,147</b>	+ 12.1%
Percent of List Price Received*	99.6%	<b>99.6%</b>	0.0%	99.6%	<b>99.6%</b>	0.0%
Inventory of Homes for Sale	46	<b>100</b>	+ 117.4%	—	—	—
Months Supply of Inventory	1.4	<b>3.7</b>	+ 164.3%	—	—	—

\* 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.

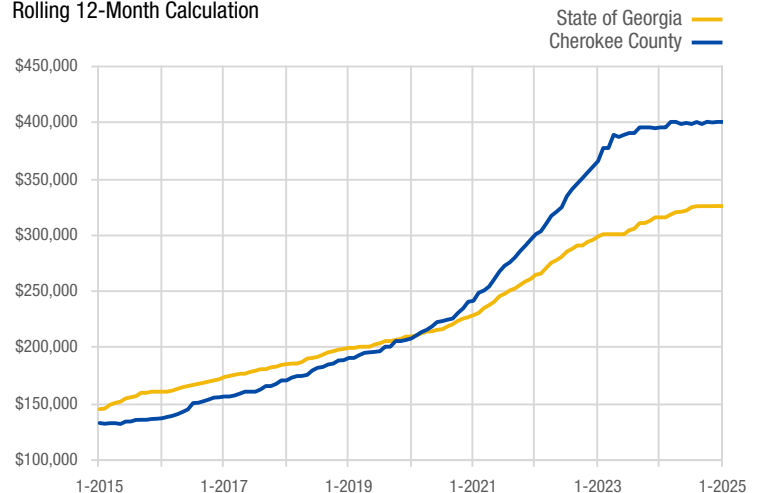
### Median Sales Price - Single Family

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 February 16, 2025. All data from the multiple listing services in the state of Georgia. Report © 2025 ShowingTime Plus, LLC.