Local Market Update – September 2026

A Research Tool Provided by Georgia Association of REALTORS

Cherokee County

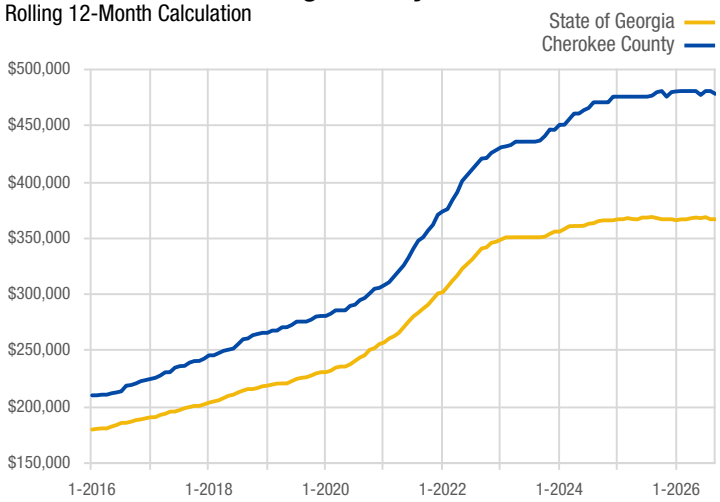
Single Family	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
New Listings	629	**477**	- 24.2%	4,967	**5,202**	+ 4.7%
Pending Sales	290	**211**	- 27.2%	2,877	**2,981**	+ 3.6%
Closed Sales	293	**297**	+ 1.4%	2,770	**2,947**	+ 6.4%
Days on Market Until Sale	45	**56**	+ 24.4%	46	**49**	+ 6.5%
Median Sales Price*	$479,143	**$451,250**	- 5.8%	$480,000	**$480,000**	0.0%
Average Sales Price*	$548,837	**$547,439**	- 0.3%	$548,759	**$563,055**	+ 2.6%
Percent of List Price Received*	97.6%	**97.8%**	+ 0.2%	98.1%	**98.2%**	+ 0.1%
Inventory of Homes for Sale	1,307	**1,431**	+ 9.5%	—	**—**	—
Months Supply of Inventory	4.3	**4.6**	+ 7.0%	—	**—**	—

Townhouse/Condo	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
New Listings	63	**47**	- 25.4%	543	**641**	+ 18.0%
Pending Sales	34	**25**	- 26.5%	272	**352**	+ 29.4%
Closed Sales	25	**29**	+ 16.0%	247	**353**	+ 42.9%
Days on Market Until Sale	42	**68**	+ 61.9%	51	**57**	+ 11.8%
Median Sales Price*	$380,000	**$370,000**	- 2.6%	$387,000	**$384,900**	- 0.5%
Average Sales Price*	$411,032	**$387,283**	- 5.8%	$430,897	**$418,158**	- 3.0%
Percent of List Price Received*	98.1%	**97.7%**	- 0.4%	98.3%	**98.6%**	+ 0.3%
Inventory of Homes for Sale	159	**165**	+ 3.8%	—	**—**	—
Months Supply of Inventory	5.9	**4.5**	- 23.7%	—	**—**	—

* 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.

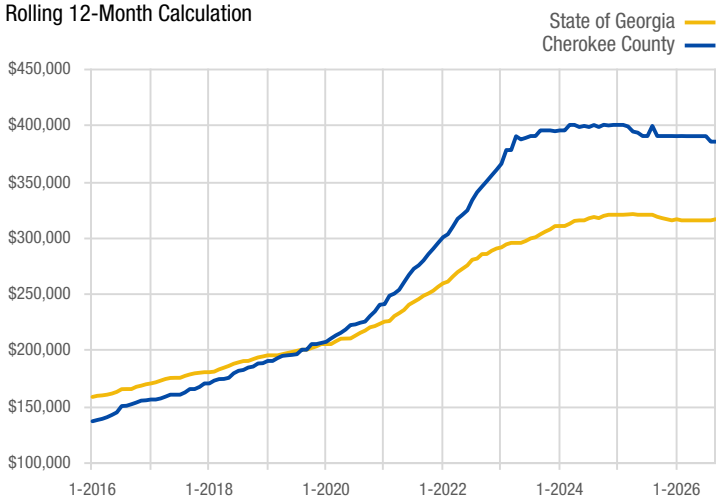
Median Sales Price - Single Family

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