

Local Market Update – August 2026

A Research Tool Provided by Georgia Association of REALTORS



Cherokee County

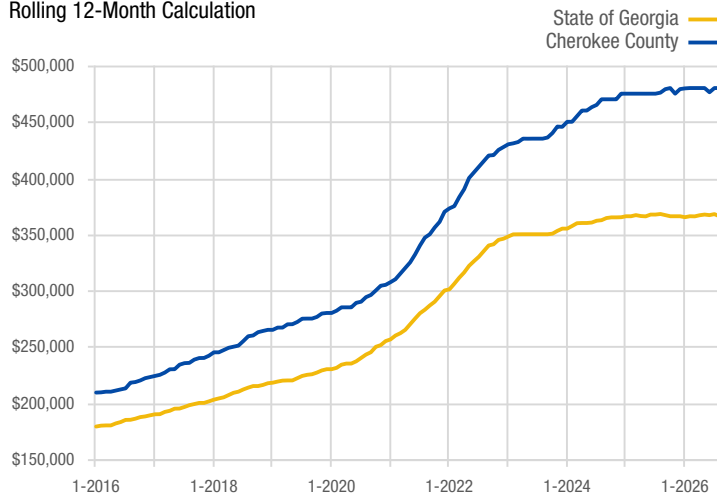
Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	515	523	+ 1.6%	4,338	4,719	+ 8.8%
Pending Sales	330	277	- 16.1%	2,587	2,730	+ 5.5%
Closed Sales	328	337	+ 2.7%	2,477	2,648	+ 6.9%
Days on Market Until Sale	44	49	+ 11.4%	47	48	+ 2.1%
Median Sales Price*	\$509,500	\$500,000	- 1.9%	\$480,000	\$485,000	+ 1.0%
Average Sales Price*	\$594,445	\$544,260	- 8.4%	\$548,750	\$564,756	+ 2.9%
Percent of List Price Received*	97.9%	98.4%	+ 0.5%	98.2%	98.2%	0.0%
Inventory of Homes for Sale	1,289	1,423	+ 10.4%	—	—	—
Months Supply of Inventory	4.3	4.5	+ 4.7%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	68	74	+ 8.8%	480	592	+ 23.3%
Pending Sales	29	26	- 10.3%	238	324	+ 36.1%
Closed Sales	27	39	+ 44.4%	222	324	+ 45.9%
Days on Market Until Sale	46	44	- 4.3%	52	56	+ 7.7%
Median Sales Price*	\$449,900	\$384,900	- 14.4%	\$390,000	\$384,900	- 1.3%
Average Sales Price*	\$450,070	\$394,843	- 12.3%	\$433,134	\$420,921	- 2.8%
Percent of List Price Received*	98.3%	98.7%	+ 0.4%	98.4%	98.7%	+ 0.3%
Inventory of Homes for Sale	165	170	+ 3.0%	—	—	—
Months Supply of Inventory	6.4	4.6	- 28.1%	—	—	—

* 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.

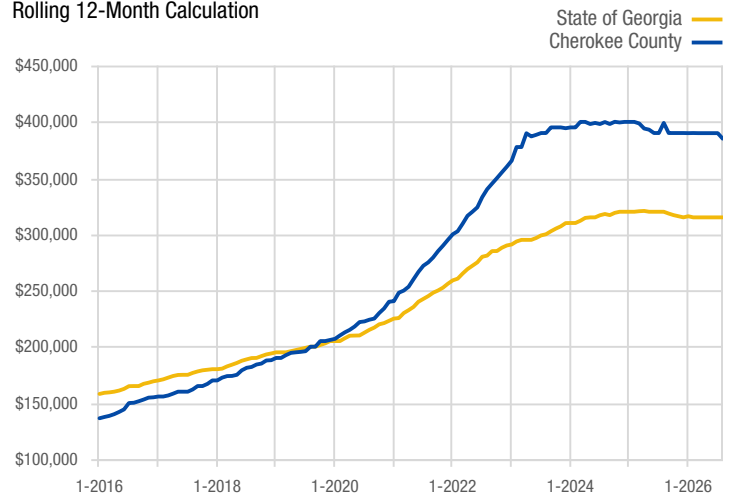
Median Sales Price - Single Family

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