

# Local Market Update – April 2026

A Research Tool Provided by Georgia Association of REALTORS



## Cobb County

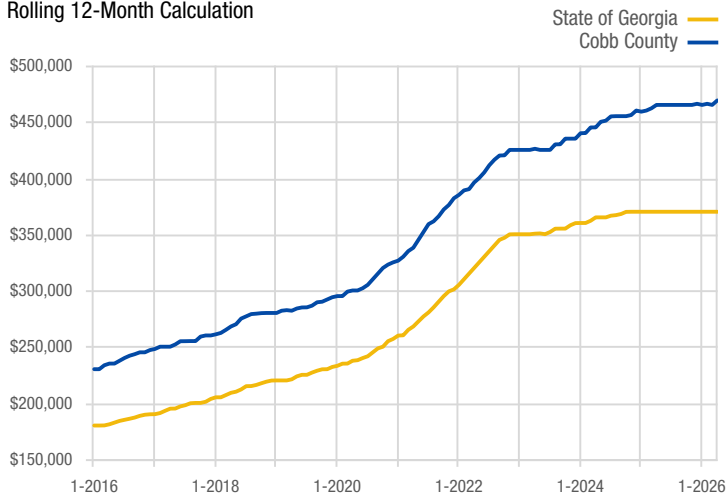
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
<b>Key Metrics</b>						
New Listings	1,009	<b>1,163</b>	+ 15.3%	3,282	<b>3,666</b>	+ 11.7%
Pending Sales	634	<b>612</b>	- 3.5%	2,125	<b>2,243</b>	+ 5.6%
Closed Sales	559	<b>612</b>	+ 9.5%	1,767	<b>1,918</b>	+ 8.5%
Days on Market Until Sale	33	<b>36</b>	+ 9.1%	41	<b>45</b>	+ 9.8%
Median Sales Price*	\$482,000	<b>\$492,500</b>	+ 2.2%	\$460,000	<b>\$465,000</b>	+ 1.1%
Average Sales Price*	\$598,253	<b>\$586,538</b>	- 2.0%	\$556,158	<b>\$550,197</b>	- 1.1%
Percent of List Price Received*	99.1%	<b>98.7%</b>	- 0.4%	98.8%	<b>98.4%</b>	- 0.4%
Inventory of Homes for Sale	1,439	<b>1,691</b>	+ 17.5%	—	—	—
Months Supply of Inventory	2.8	<b>3.2</b>	+ 14.3%	—	—	—

Townhouse/Condo	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
<b>Key Metrics</b>						
New Listings	317	<b>311</b>	- 1.9%	1,191	<b>1,112</b>	- 6.6%
Pending Sales	165	<b>129</b>	- 21.8%	603	<b>530</b>	- 12.1%
Closed Sales	154	<b>139</b>	- 9.7%	520	<b>455</b>	- 12.5%
Days on Market Until Sale	44	<b>58</b>	+ 31.8%	47	<b>60</b>	+ 27.7%
Median Sales Price*	\$354,950	<b>\$365,000</b>	+ 2.8%	\$345,000	<b>\$350,000</b>	+ 1.4%
Average Sales Price*	\$369,809	<b>\$382,709</b>	+ 3.5%	\$366,650	<b>\$368,837</b>	+ 0.6%
Percent of List Price Received*	98.4%	<b>98.3%</b>	- 0.1%	98.3%	<b>98.3%</b>	0.0%
Inventory of Homes for Sale	602	<b>664</b>	+ 10.3%	—	—	—
Months Supply of Inventory	4.2	<b>4.9</b>	+ 16.7%	—	—	—

\* 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.

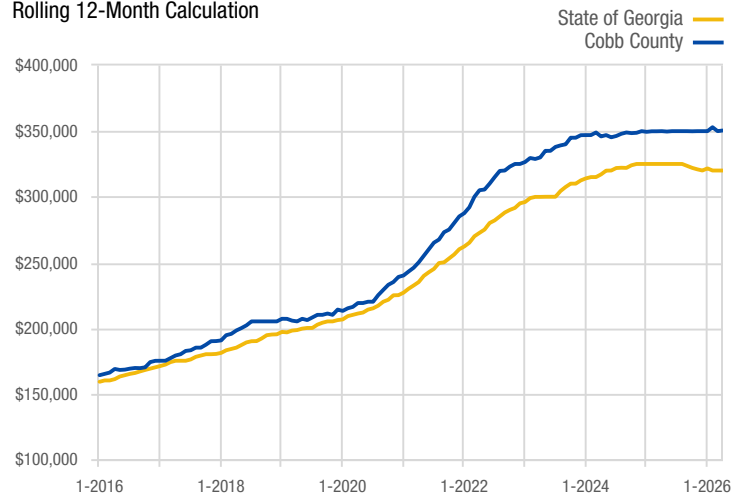
### Median Sales Price - Single Family

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