Local Market Update – September 2026

A Research Tool Provided by Georgia Association of REALTORS

Cobb County

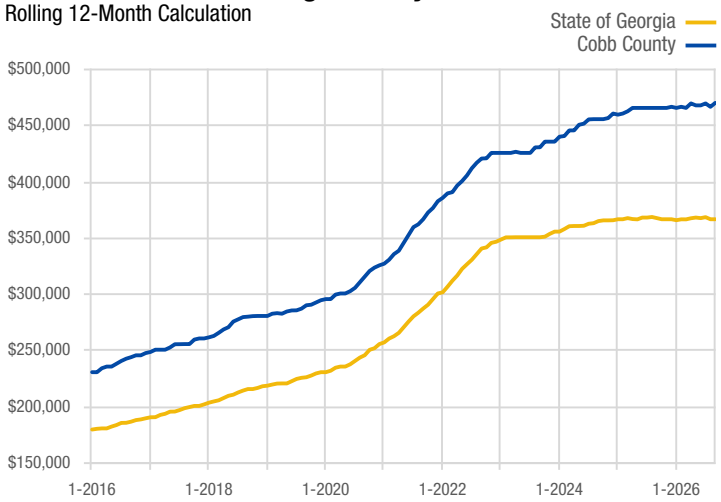
Single Family	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
New Listings	1,052	**802**	- 23.8%	8,154	**8,308**	+ 1.9%
Pending Sales	484	**403**	- 16.7%	5,001	**5,055**	+ 1.1%
Closed Sales	519	**496**	- 4.4%	4,813	**4,965**	+ 3.2%
Days on Market Until Sale	39	**39**	0.0%	37	**39**	+ 5.4%
Median Sales Price*	$450,000	**$465,000**	+ 3.3%	$470,000	**$475,000**	+ 1.1%
Average Sales Price*	$547,568	**$563,672**	+ 2.9%	$564,052	**$565,994**	+ 0.3%
Percent of List Price Received*	97.7%	**97.8%**	+ 0.1%	98.6%	**98.5%**	- 0.1%
Inventory of Homes for Sale	1,610	**1,882**	+ 16.9%	—	**—**	—
Months Supply of Inventory	3.1	**3.6**	+ 16.1%	—	**—**	—

Townhouse/Condo	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
New Listings	234	**265**	+ 13.2%	2,519	**2,477**	- 1.7%
Pending Sales	127	**93**	- 26.8%	1,340	**1,214**	- 9.4%
Closed Sales	146	**122**	- 16.4%	1,302	**1,198**	- 8.0%
Days on Market Until Sale	47	**54**	+ 14.9%	47	**55**	+ 17.0%
Median Sales Price*	$340,515	**$337,432**	- 0.9%	$350,000	**$349,900**	- 0.0%
Average Sales Price*	$352,345	**$349,699**	- 0.8%	$366,976	**$362,500**	- 1.2%
Percent of List Price Received*	97.9%	**98.2%**	+ 0.3%	98.2%	**98.2%**	0.0%
Inventory of Homes for Sale	615	**731**	+ 18.9%	—	**—**	—
Months Supply of Inventory	4.4	**5.6**	+ 27.3%	—	**—**	—

* 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.

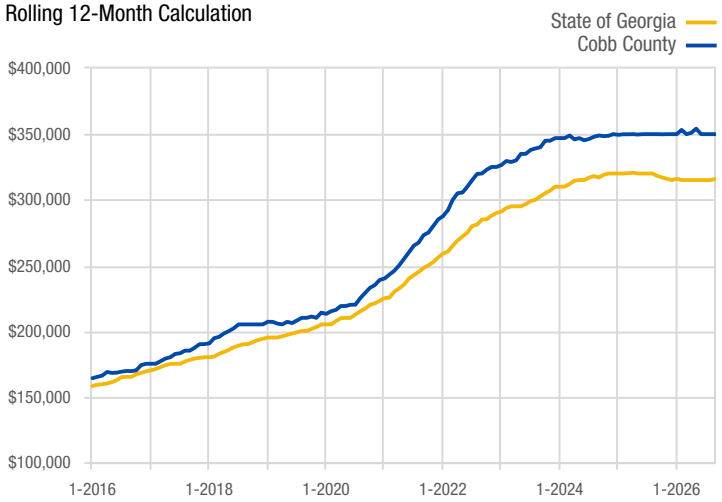
Median Sales Price - Single Family

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