

Local Market Update – December 2025

A Research Tool Provided by Georgia Association of REALTORS®



Cobb County

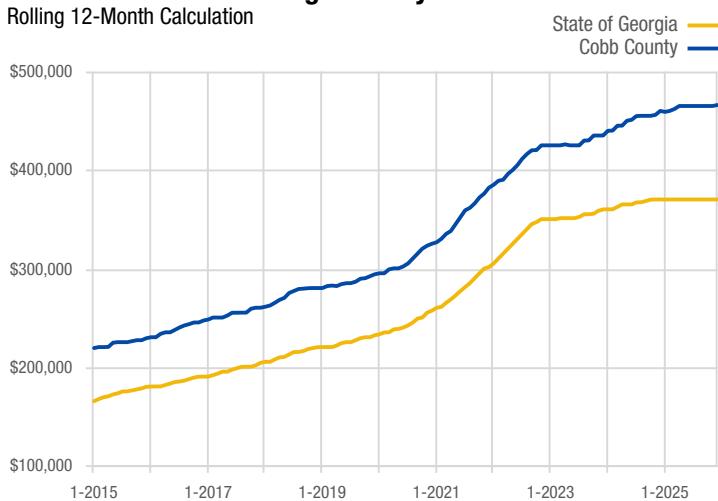
Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	422	463	+ 9.7%	8,965	10,081	+ 12.4%
Pending Sales	351	284	- 19.1%	6,164	6,234	+ 1.1%
Closed Sales	518	515	- 0.6%	6,154	6,260	+ 1.7%
Days on Market Until Sale	47	45	- 4.3%	31	38	+ 22.6%
Median Sales Price*	\$445,000	\$466,000	+ 4.7%	\$460,000	\$466,000	+ 1.3%
Average Sales Price*	\$533,853	\$558,873	+ 4.7%	\$538,858	\$559,543	+ 3.8%
Percent of List Price Received*	98.5%	97.8%	- 0.7%	99.0%	98.5%	- 0.5%
Inventory of Homes for Sale	1,090	1,304	+ 19.6%	—	—	—
Months Supply of Inventory	2.1	2.5	+ 19.0%	—	—	—

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	212	148	- 30.2%	2,941	3,119	+ 6.1%
Pending Sales	98	86	- 12.2%	1,767	1,680	- 4.9%
Closed Sales	141	145	+ 2.8%	1,781	1,686	- 5.3%
Days on Market Until Sale	53	73	+ 37.7%	38	51	+ 34.2%
Median Sales Price*	\$364,990	\$355,000	- 2.7%	\$350,000	\$350,000	0.0%
Average Sales Price*	\$381,060	\$365,155	- 4.2%	\$371,851	\$365,748	- 1.6%
Percent of List Price Received*	98.3%	98.4%	+ 0.1%	98.7%	98.2%	- 0.5%
Inventory of Homes for Sale	467	496	+ 6.2%	—	—	—
Months Supply of Inventory	3.2	3.5	+ 9.4%	—	—	—

* 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.

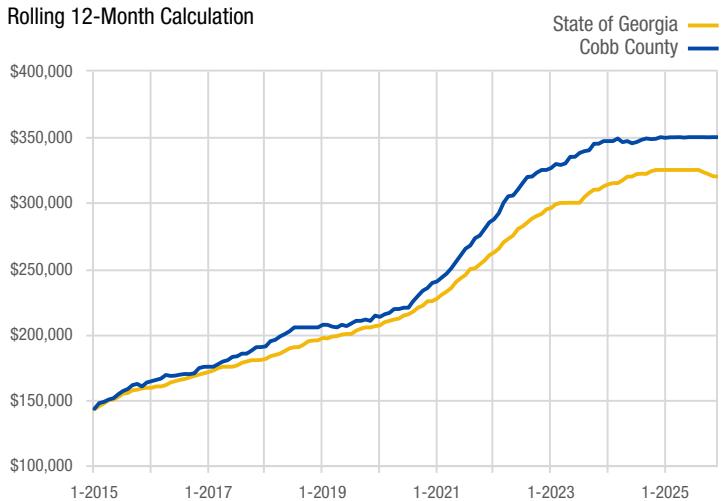
Median Sales Price - Single Family

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