

# Local Market Update – February 2026

A Research Tool Provided by Georgia Association of REALTORS



## Cobb County

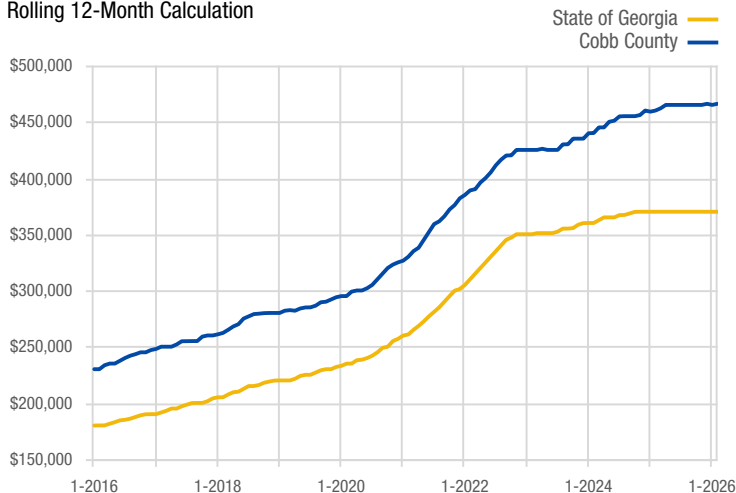
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
<b>Key Metrics</b>						
New Listings	633	<b>756</b>	+ 19.4%	1,327	<b>1,543</b>	+ 16.3%
Pending Sales	447	<b>442</b>	- 1.1%	879	<b>901</b>	+ 2.5%
Closed Sales	409	<b>433</b>	+ 5.9%	734	<b>737</b>	+ 0.4%
Days on Market Until Sale	45	<b>48</b>	+ 6.7%	46	<b>52</b>	+ 13.0%
Median Sales Price*	\$452,173	<b>\$455,000</b>	+ 0.6%	\$448,000	<b>\$440,000</b>	- 1.8%
Average Sales Price*	\$522,885	<b>\$524,884</b>	+ 0.4%	\$524,831	<b>\$523,468</b>	- 0.3%
Percent of List Price Received*	99.0%	<b>98.3%</b>	- 0.7%	98.6%	<b>98.0%</b>	- 0.6%
Inventory of Homes for Sale	1,165	<b>1,434</b>	+ 23.1%	—	—	—
Months Supply of Inventory	2.3	<b>2.7</b>	+ 17.4%	—	—	—

Townhouse/Condo	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
<b>Key Metrics</b>						
New Listings	329	<b>246</b>	- 25.2%	614	<b>500</b>	- 18.6%
Pending Sales	129	<b>109</b>	- 15.5%	261	<b>208</b>	- 20.3%
Closed Sales	108	<b>105</b>	- 2.8%	206	<b>178</b>	- 13.6%
Days on Market Until Sale	49	<b>68</b>	+ 38.8%	51	<b>64</b>	+ 25.5%
Median Sales Price*	\$342,700	<b>\$355,000</b>	+ 3.6%	\$337,998	<b>\$354,990</b>	+ 5.0%
Average Sales Price*	\$358,197	<b>\$382,241</b>	+ 6.7%	\$355,187	<b>\$363,880</b>	+ 2.4%
Percent of List Price Received*	98.1%	<b>98.3%</b>	+ 0.2%	98.1%	<b>98.3%</b>	+ 0.2%
Inventory of Homes for Sale	585	<b>583</b>	- 0.3%	—	—	—
Months Supply of Inventory	4.1	<b>4.3</b>	+ 4.9%	—	—	—

\* 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.

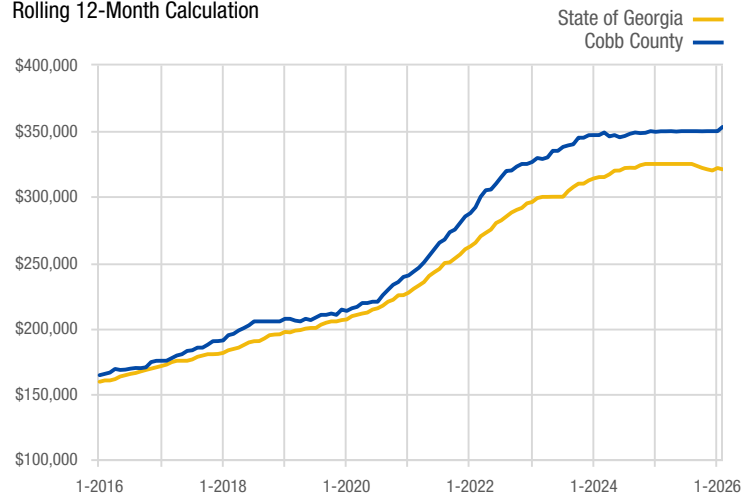
### Median Sales Price - Single Family

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