Local Market Update – August 2026

A Research Tool Provided by Georgia Association of REALTORS

Cobb County

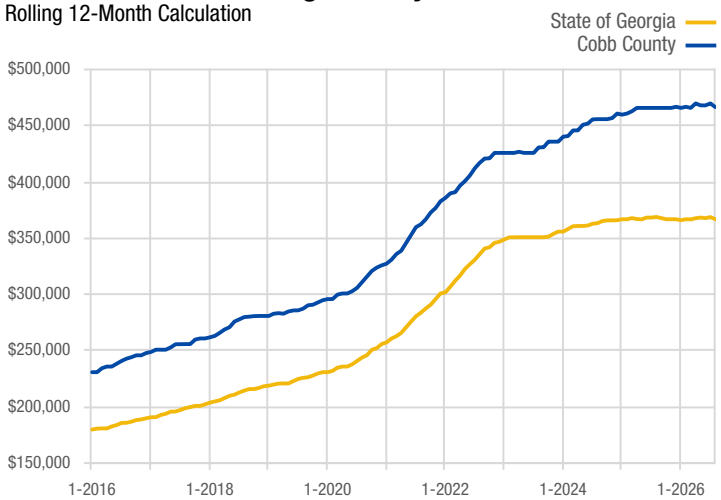
Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	805	**823**	+ 2.2%	7,102	**7,503**	+ 5.6%
Pending Sales	559	**458**	- 18.1%	4,517	**4,600**	+ 1.8%
Closed Sales	568	**531**	- 6.5%	4,294	**4,468**	+ 4.1%
Days on Market Until Sale	36	**40**	+ 11.1%	36	**40**	+ 11.1%
Median Sales Price*	$470,500	**$459,000**	- 2.4%	$475,000	**$475,000**	0.0%
Average Sales Price*	$542,293	**$543,350**	+ 0.2%	$566,045	**$566,235**	+ 0.0%
Percent of List Price Received*	98.4%	**98.3%**	- 0.1%	98.7%	**98.5%**	- 0.2%
Inventory of Homes for Sale	1,591	**1,877**	+ 18.0%	—	**—**	—
Months Supply of Inventory	3.0	**3.5**	+ 16.7%	—	**—**	—

Townhouse/Condo	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	255	**271**	+ 6.3%	2,285	**2,209**	- 3.3%
Pending Sales	141	**128**	- 9.2%	1,213	**1,110**	- 8.5%
Closed Sales	150	**142**	- 5.3%	1,156	**1,074**	- 7.1%
Days on Market Until Sale	53	**54**	+ 1.9%	48	**55**	+ 14.6%
Median Sales Price*	$353,450	**$359,995**	+ 1.9%	$350,000	**$350,000**	0.0%
Average Sales Price*	$354,824	**$368,052**	+ 3.7%	$368,824	**$363,927**	- 1.3%
Percent of List Price Received*	98.1%	**98.5%**	+ 0.4%	98.2%	**98.3%**	+ 0.1%
Inventory of Homes for Sale	638	**708**	+ 11.0%	—	**—**	—
Months Supply of Inventory	4.5	**5.4**	+ 20.0%	—	**—**	—

* 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.

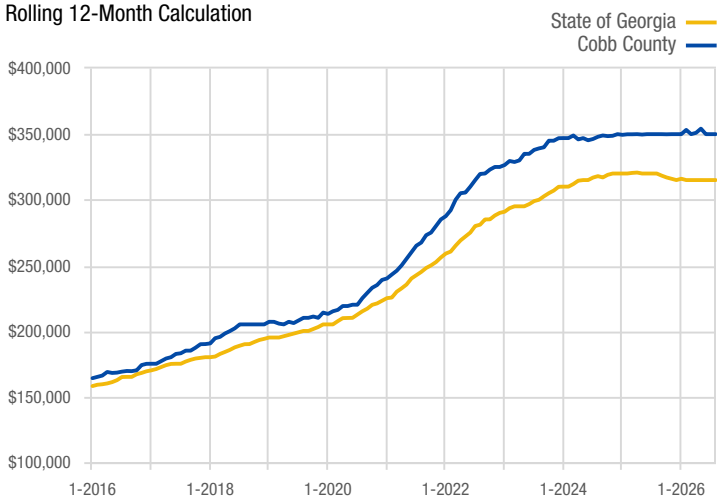
Median Sales Price - Single Family

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.