

# Local Market Update – August 2021

A Research Tool Provided by Georgia Association of REALTORS



## Cobb County

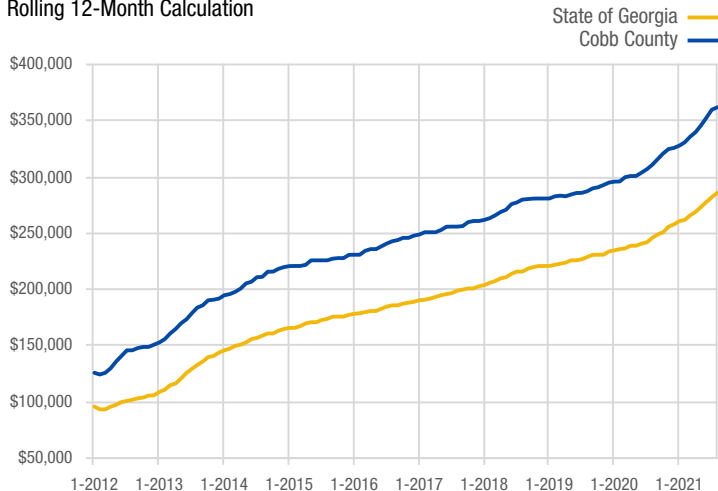
Single Family	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
<b>Key Metrics</b>						
New Listings	986	<b>973</b>	- 1.3%	7,878	<b>7,999</b>	+ 1.5%
Pending Sales	910	<b>910</b>	0.0%	6,449	<b>7,004</b>	+ 8.6%
Closed Sales	884	<b>939</b>	+ 6.2%	5,918	<b>6,694</b>	+ 13.1%
Days on Market Until Sale	30	<b>14</b>	- 53.3%	36	<b>17</b>	- 52.8%
Median Sales Price*	\$336,625	<b>\$375,000</b>	+ 11.4%	\$320,000	<b>\$375,000</b>	+ 17.2%
Average Sales Price*	\$389,616	<b>\$425,476</b>	+ 9.2%	\$364,937	<b>\$430,309</b>	+ 17.9%
Percent of List Price Received*	98.9%	<b>101.8%</b>	+ 2.9%	98.8%	<b>101.7%</b>	+ 2.9%
Inventory of Homes for Sale	1,206	<b>795</b>	- 34.1%	—	—	—
Months Supply of Inventory	1.6	<b>1.0</b>	- 37.5%	—	—	—

Townhouse/Condo	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
<b>Key Metrics</b>						
New Listings	271	<b>299</b>	+ 10.3%	2,047	<b>2,095</b>	+ 2.3%
Pending Sales	246	<b>260</b>	+ 5.7%	1,616	<b>1,887</b>	+ 16.8%
Closed Sales	231	<b>235</b>	+ 1.7%	1,450	<b>1,787</b>	+ 23.2%
Days on Market Until Sale	34	<b>14</b>	- 58.8%	34	<b>19</b>	- 44.1%
Median Sales Price*	\$245,000	<b>\$275,000</b>	+ 12.2%	\$227,878	<b>\$275,000</b>	+ 20.7%
Average Sales Price*	\$267,124	<b>\$299,627</b>	+ 12.2%	\$251,835	<b>\$303,417</b>	+ 20.5%
Percent of List Price Received*	98.8%	<b>101.9%</b>	+ 3.1%	98.6%	<b>100.8%</b>	+ 2.2%
Inventory of Homes for Sale	319	<b>211</b>	- 33.9%	—	—	—
Months Supply of Inventory	1.7	<b>0.9</b>	- 47.1%	—	—	—

\* 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.

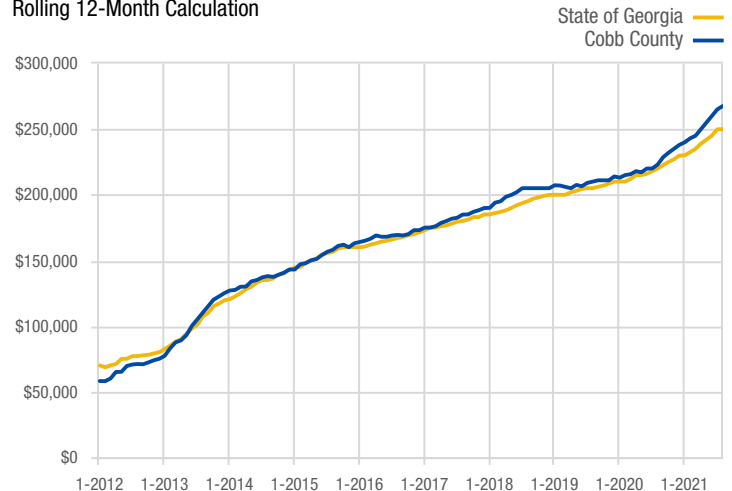
### Median Sales Price - Single Family

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, 2021. All data from the multiple listing services in the state of Georgia. Report © 2021 ShowingTime.