



THE MARKET, READ DIFFERENTLY

Metro Atlanta Market Report

Q2 2026 • DETACHED HOMES • EIGHT AREAS



BEFORE YOU READ

An area is rarely one market.

Homes under \$750K and homes over \$750K can move at very different speeds in the same neighborhood, so every page splits them. Each number compares the second quarter of 2026 with the same quarter a year earlier, for detached homes only.

Months' supply is how long today's homes for sale would last at the current pace of sales. Under 6 months, demand is ahead of supply and sellers have the edge. Around 6 is balanced. Over 6, buyers have the edge.

Under 6 · Seller's market		
6 · Balanced		
Over 6 · Buyer's market		
North Fulton	More choice, at every price.	
East Cobb	One East Cobb. Two markets.	
Midtown & Intown	Above \$750K, fewer sales and a higher median.	
West Midtown	Under \$750K, a buyer's market.	
West Cobb	West Cobb, holding steady.	
Brookhaven & Chamblee	Above \$750K, homes sold in nine days.	
Decatur & North Lake	In Decatur, the top of the market moves fastest.	
Cherokee	Above \$750K, Cherokee favored sellers.	

North Fulton

ROSWELL, ALPHARETTA, JOHNS CREEK, MILTON

MORE CHOICE, AT EVERY PRICE.

UNDER \$750K

274	\$600K	16
HOMES SOLD	MEDIAN PRICE	DAYS ON MARKET

	Q2 2025	Q2 2026	CHANGE
Total Homes for Sale	147	218	48.3%
Total Homes Sold	256	274	7.0%
Median List Price	\$610,000	\$619,950	1.6%
Median Sold Price	\$599,950	\$600,000	0.0%
Median Days on Market	13	16	19.2%
Months' Supply	1.7	2.4	38.6%

MONTHS' SUPPLY: 2.4



OVER \$750K

495	\$1.07M	19
HOMES SOLD	MEDIAN PRICE	DAYS ON MARKET

	Q2 2025	Q2 2026	CHANGE
Total Homes for Sale	471	507	7.6%
Total Homes Sold	545	495	-9.2%
Median List Price	\$1,185,000	\$1,099,000	-7.3%
Median Sold Price	\$1,135,000	\$1,065,000	-6.2%
Median Days on Market	14	19	35.7%
Months' Supply	2.6	3.1	18.5%

MONTHS' SUPPLY: 3.1



WHAT THIS MEANS

- Below \$750K, listings rose 48%, yet the median price held at \$600K.
- For sellers, that has meant more competition for attention while prices held.
- Above \$750K, the median sale price eased 6%.

Below \$750K, prices held. Above it, they eased.

East Cobb

INCLUDING PARTS OF ROSWELL AND MARIETTA

ONE EAST COBB. TWO MARKETS.

UNDER \$750K

512	\$521K	22
HOMES SOLD	MEDIAN PRICE	DAYS ON MARKET

	Q2 2025	Q2 2026	CHANGE
Total Homes for Sale	356	374	5.1%
Total Homes Sold	491	512	4.3%
Median List Price	\$525,000	\$549,000	4.6%
Median Sold Price	\$515,000	\$520,950	1.2%
Median Days on Market	17	22	29.4%
Months' Supply	2.2	2.2	0.7%

MONTHS' SUPPLY: 2.2



OVER \$750K

212	\$995K	18
HOMES SOLD	MEDIAN PRICE	DAYS ON MARKET

	Q2 2025	Q2 2026	CHANGE
Total Homes for Sale	224	236	5.4%
Total Homes Sold	288	212	-26.4%
Median List Price	\$1,087,500	\$996,750	-8.3%
Median Sold Price	\$1,057,500	\$995,000	-5.9%
Median Days on Market	13	18	44.0%
Months' Supply	2.3	3.3	43.1%

MONTHS' SUPPLY: 3.3



WHAT THIS MEANS

- Below \$750K, supply held at 2.2 months.
- Above \$750K, sales eased and supply rose to 3.3 months.
- For a move up, the gap can work in your favor.

The home you sell and the home you buy may live in different markets.

Midtown & Intown

ANSLEY PARK, VIRGINIA-HIGHLAND, MORNINGSIDE, OLD FOURTH WARD,
INMAN PARK, SWEET AUBURN

ABOVE \$750K, FEWER SALES AND A HIGHER MEDIAN.

UNDER \$750K

8	\$623K	29
HOMES SOLD	MEDIAN PRICE	DAYS ON MARKET

	Q2 2025	Q2 2026	CHANGE
Total Homes for Sale	16	11	-31.3%
Total Homes Sold	8	8	0.0%
Median List Price	\$699,000	\$687,000	-1.7%
Median Sold Price	\$694,500	\$622,500	-10.4%
Median Days on Market	4	29	728.6%
Months' Supply	6.0	4.1	-31.3%

MONTHS' SUPPLY: 4.1

Seller's market Balanced at 6 Buyer's market

Small sample: 8 detached sales in each quarter. Read with care.

OVER \$750K

67	\$1.56M	23
HOMES SOLD	MEDIAN PRICE	DAYS ON MARKET

	Q2 2025	Q2 2026	CHANGE
Total Homes for Sale	91	74	-18.7%
Total Homes Sold	95	67	-29.5%
Median List Price	\$1,399,000	\$1,625,000	16.2%
Median Sold Price	\$1,375,000	\$1,555,000	13.1%
Median Days on Market	14	23	64.3%
Months' Supply	2.9	3.3	15.3%

MONTHS' SUPPLY: 3.3

Seller's market Balanced at 6 Buyer's market

WHAT THIS MEANS

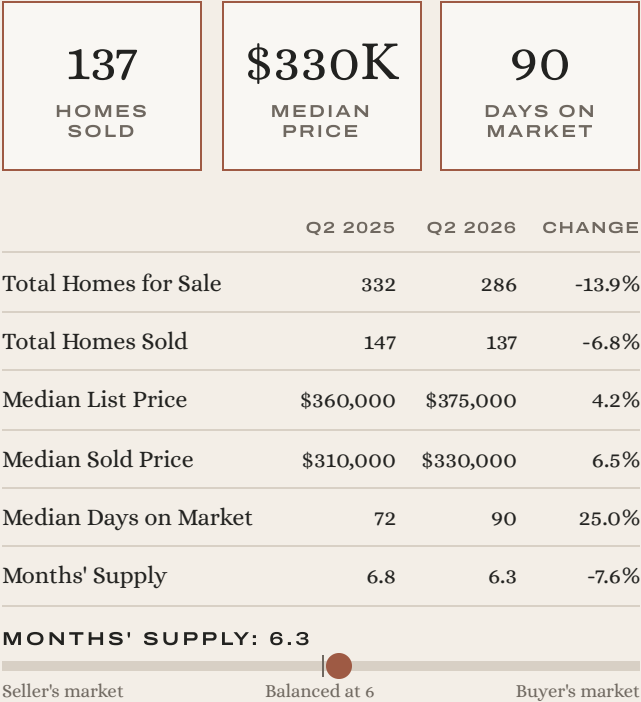
- Above \$750K, fewer homes were for sale, and fewer sold.
- The median sale price rose 13%, to \$1.56 million.
- The median time on market lengthened to 23 days, from 14.

Above \$750K, a smaller market at a higher price.

West Midtown

UNDER \$750K, A BUYER'S MARKET.

UNDER \$750K



OVER \$750K



WHAT THIS MEANS

- Under \$750K, supply sat at 6.3 months, just past the six-month line.
- Even so, the median sale price rose 6.5%.
- One likely factor: 14% fewer homes for sale than a year earlier.

Slower to sell. Still rising.

West Cobb

MARIETTA, KENNESAW, ACWORTH

WEST COBB, HOLDING STEADY.

UNDER \$750K

767	\$433K	24
HOMES SOLD	MEDIAN PRICE	DAYS ON MARKET

	Q2 2025	Q2 2026	CHANGE
Total Homes for Sale	607	697	14.8%
Total Homes Sold	774	767	-0.9%
Median List Price	\$439,000	\$450,000	2.5%
Median Sold Price	\$429,900	\$433,000	0.7%
Median Days on Market	19	24	26.3%
Months' Supply	2.4	2.7	15.9%

MONTHS' SUPPLY: 2.7



OVER \$750K

155	\$874K	34
HOMES SOLD	MEDIAN PRICE	DAYS ON MARKET

	Q2 2025	Q2 2026	CHANGE
Total Homes for Sale	227	226	-0.4%
Total Homes Sold	155	155	0.0%
Median List Price	\$950,000	\$924,900	-2.6%
Median Sold Price	\$895,000	\$873,500	-2.4%
Median Days on Market	34	34	0.0%
Months' Supply	4.4	4.4	-0.4%

MONTHS' SUPPLY: 4.4



WHAT THIS MEANS

- Under \$750K, prices held. The median was \$433K, close to last year.
- Buyers there had 15% more homes to choose from, at about the same price.
- Sellers can plan around a steady number.

A steady market lets your life, not the headlines, set the timing.

Brookhaven & Chamblee

ABOVE \$750K, HOMES SOLD IN NINE DAYS.

UNDER \$750K

80	\$546K	12
HOMES SOLD	MEDIAN PRICE	DAYS ON MARKET

	Q2 2025	Q2 2026	CHANGE
Total Homes for Sale	76	51	-32.9%
Total Homes Sold	73	80	9.6%
Median List Price	\$575,000	\$555,000	-3.5%
Median Sold Price	\$555,000	\$546,250	-1.6%
Median Days on Market	11	12	4.5%
Months' Supply	3.1	1.9	-38.8%

MONTHS' SUPPLY: 1.9



OVER \$750K

106	\$1.07M	9
HOMES SOLD	MEDIAN PRICE	DAYS ON MARKET

	Q2 2025	Q2 2026	CHANGE
Total Homes for Sale	88	88	0.0%
Total Homes Sold	115	106	-7.8%
Median List Price	\$1,299,000	\$1,087,500	-16.3%
Median Sold Price	\$1,235,000	\$1,072,500	-13.2%
Median Days on Market	17	9	-47.1%
Months' Supply	2.3	2.5	8.5%

MONTHS' SUPPLY: 2.5



WHAT THIS MEANS

- Below \$750K, inventory fell by a third.
- Above \$750K, the median sale price came down 13%, and the median list price 16%, likely a different mix of homes.
- The median home there sold in nine days, compared with 17 a year earlier.

Above \$750K, a lower median and a quicker sale.

Decatur & North Lake

CANDLER PARK, DRUID HILLS, TOCO HILLS, AVONDALE ESTATES, EAST LAKE, SCOTTDALE

IN DECATUR, THE TOP OF THE MARKET MOVES FASTEST.

UNDER \$750K

286	\$547K	15
HOMES SOLD	MEDIAN PRICE	DAYS ON MARKET

	Q2 2025	Q2 2026	CHANGE
Total Homes for Sale	215	252	17.2%
Total Homes Sold	277	286	3.2%
Median List Price	\$575,000	\$562,500	-2.2%
Median Sold Price	\$553,000	\$547,406	-1.0%
Median Days on Market	16	15	-6.3%
Months' Supply	2.3	2.6	13.5%

MONTHS' SUPPLY: 2.6

Seller's market Balanced at 6 Buyer's market

OVER \$750K

226	\$997K	11
HOMES SOLD	MEDIAN PRICE	DAYS ON MARKET

	Q2 2025	Q2 2026	CHANGE
Total Homes for Sale	159	156	-1.9%
Total Homes Sold	191	226	18.3%
Median List Price	\$995,000	\$999,900	0.5%
Median Sold Price	\$960,000	\$997,250	3.9%
Median Days on Market	11	11	0.0%
Months' Supply	2.5	2.1	-17.1%

MONTHS' SUPPLY: 2.1

Seller's market Balanced at 6 Buyer's market

WHAT THIS MEANS

- Above \$750K, more homes sold and supply tightened.
- Below \$750K, buyers had more to choose from.
- Both stayed seller's markets.

Homes above \$750K sold fastest: 11 days at the median, against 15 below.

Cherokee

WOODSTOCK, HOLLY SPRINGS, CANTON

ABOVE \$750K, CHEROKEE FAVORED SELLERS.

UNDER \$750K

894	\$455K	27
HOMES SOLD	MEDIAN PRICE	DAYS ON MARKET

	Q2 2025	Q2 2026	CHANGE
Total Homes for Sale	710	804	13.2%
Total Homes Sold	833	894	7.3%
Median List Price	\$495,000	\$474,939	-4.1%
Median Sold Price	\$478,900	\$455,000	-5.0%
Median Days on Market	22	27	22.7%
Months' Supply	2.6	2.7	5.5%

MONTHS' SUPPLY: 2.7



OVER \$750K

214	\$933K	50
HOMES SOLD	MEDIAN PRICE	DAYS ON MARKET

	Q2 2025	Q2 2026	CHANGE
Total Homes for Sale	374	395	5.6%
Total Homes Sold	175	214	22.3%
Median List Price	\$949,000	\$978,300	3.1%
Median Sold Price	\$897,000	\$933,000	4.0%
Median Days on Market	45	50	11.1%
Months' Supply	6.4	5.5	-13.6%

MONTHS' SUPPLY: 5.5



WHAT THIS MEANS

- Above \$750K, sales rose 22%. The median price rose 4%.
- Supply there fell to 5.5 months, just inside a seller's market.
- Below \$750K, inventory rose and the median price eased 5%.

Firmer at the top. More room below.



NRG NGUYEN REALTY GROUP

WHICH MARKET IS
YOUR HOME IN?

Begin with a conversation.



SCAN TO BEGIN · NRGMOVESYOU.COM/CONTACT

All figures: detached homes, Q2 2026 compared with Q2 2025, from FMLS and GMLS data via ChartMaster (non-distressed properties), as published in The Rawls Group (Keller Williams) Q2 2026 Market Report. No representation is made about future market conditions or prices.

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