

Local Market Update – June 2025

A Research Tool Provided by Georgia Association of REALTORS

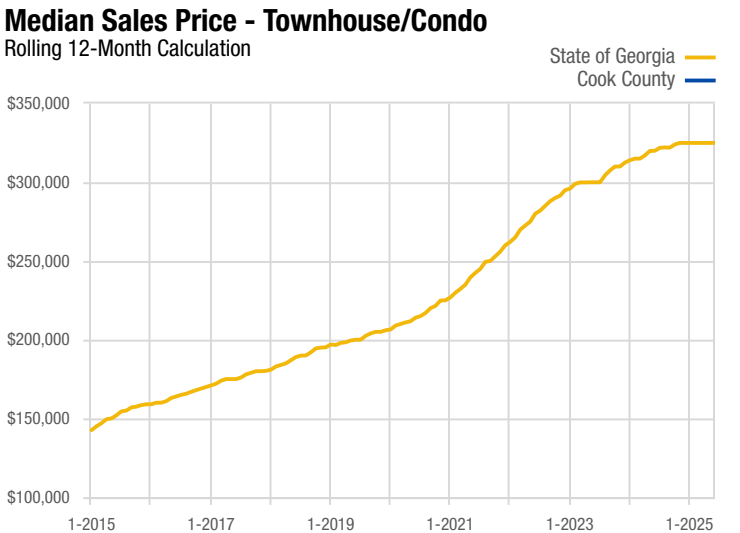
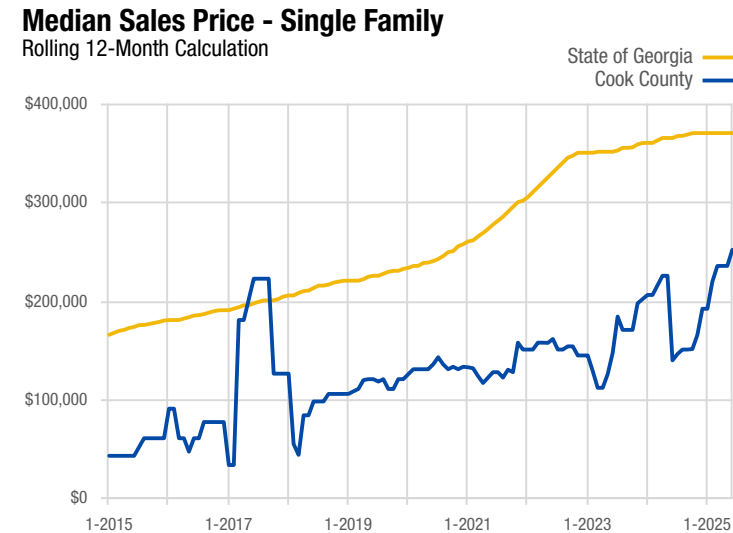


Cook County

Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	5	9	+ 80.0%	26	57	+ 119.2%
Pending Sales	7	10	+ 42.9%	16	42	+ 162.5%
Closed Sales	5	8	+ 60.0%	13	35	+ 169.2%
Days on Market Until Sale	140	53	- 62.1%	87	63	- 27.6%
Median Sales Price*	\$40,000	\$185,000	+ 362.5%	\$128,000	\$269,000	+ 110.2%
Average Sales Price*	\$87,000	\$240,350	+ 176.3%	\$143,192	\$265,363	+ 85.3%
Percent of List Price Received*	90.2%	96.9%	+ 7.4%	92.6%	97.6%	+ 5.4%
Inventory of Homes for Sale	18	19	+ 5.6%	—	—	—
Months Supply of Inventory	8.1	4.1	- 49.4%	—	—	—

Townhouse/Condo	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.



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 July 16, 2025. All data from the multiple listing services in the state of Georgia. Report © 2025 ShowingTime Plus, LLC.