

# Local Market Update – February 2026

A Research Tool Provided by Georgia Association of REALTORS



## Cook County

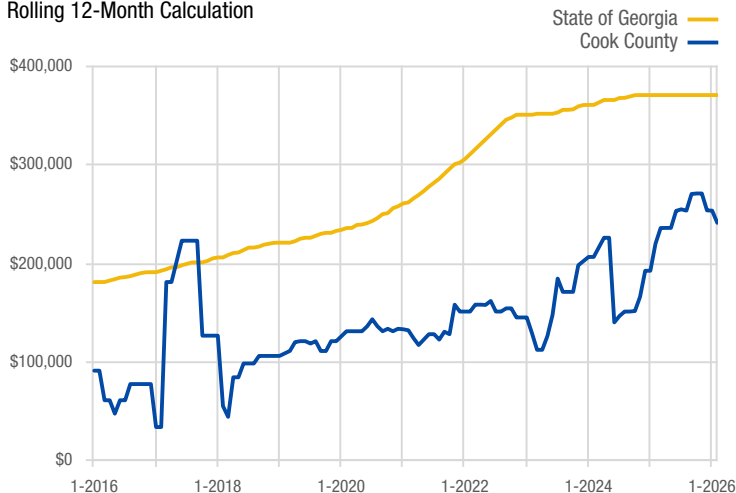
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	16	8	- 50.0%	25	20	- 20.0%
Pending Sales	9	5	- 44.4%	12	13	+ 8.3%
Closed Sales	3	4	+ 33.3%	3	11	+ 266.7%
Days on Market Until Sale	144	117	- 18.8%	144	88	- 38.9%
Median Sales Price*	\$289,000	<b>\$172,500</b>	- 40.3%	\$289,000	<b>\$212,000</b>	- 26.6%
Average Sales Price*	\$476,933	<b>\$204,475</b>	- 57.1%	\$476,933	<b>\$221,655</b>	- 53.5%
Percent of List Price Received*	95.4%	<b>96.0%</b>	+ 0.6%	95.4%	<b>96.5%</b>	+ 1.2%
Inventory of Homes for Sale	25	13	- 48.0%	—	—	—
Months Supply of Inventory	7.4	2.1	- 71.6%	—	—	—

Townhouse/Condo	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% 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.

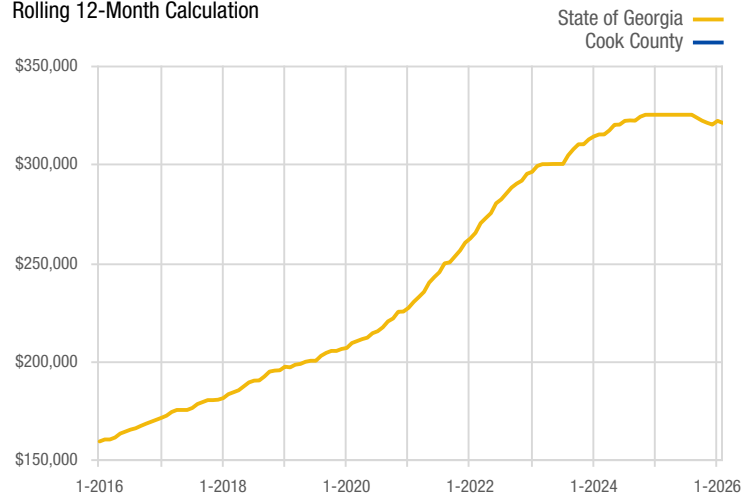
### Median Sales Price - Single Family

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.