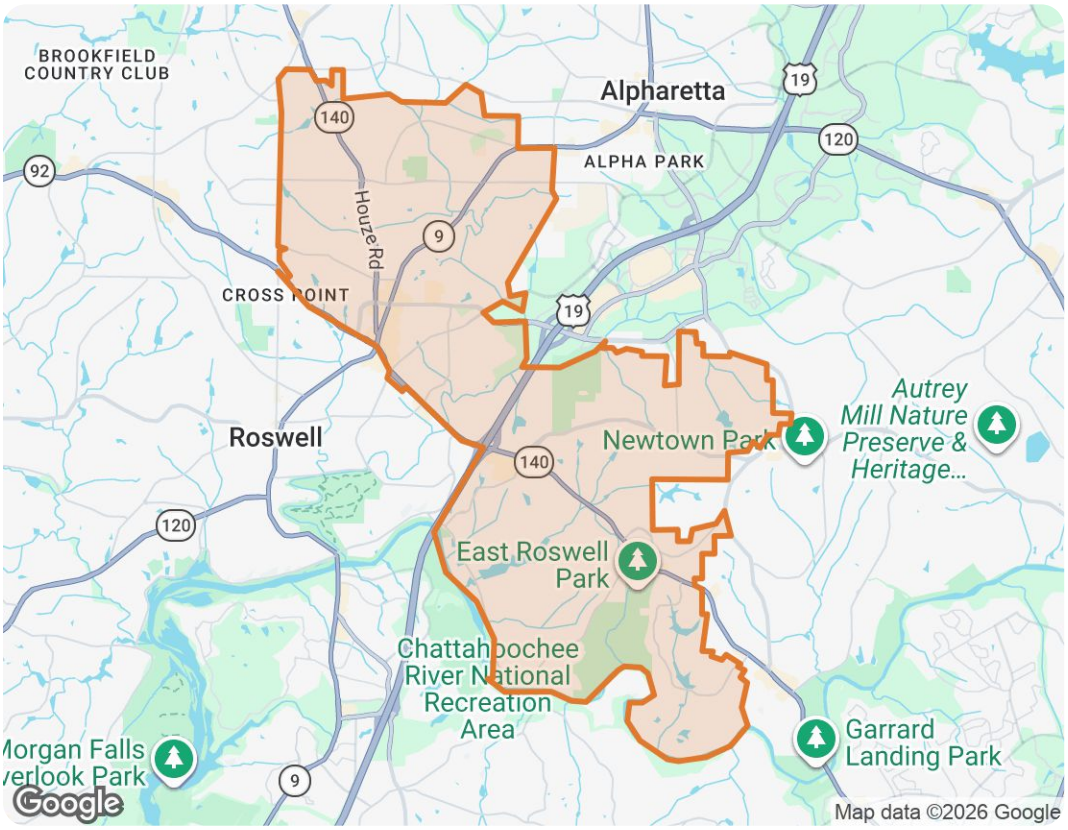
Roswell, GA 30076



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Roswell, GA 30076

Market Trends

Market Trends for Roswell, GA 30076

Single Family + Condo/Townhouse/Apt.

September 2026

Market Type

Seller's Market | Balanced Market | Buyer's Market

Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
2.6	98.3%	40	$592,500
↑ 8.79% MoM	↓ 0.26% MoM	↑ 100% MoM	↓ 7.42% MoM

October 2026 Median Estimated Property Value

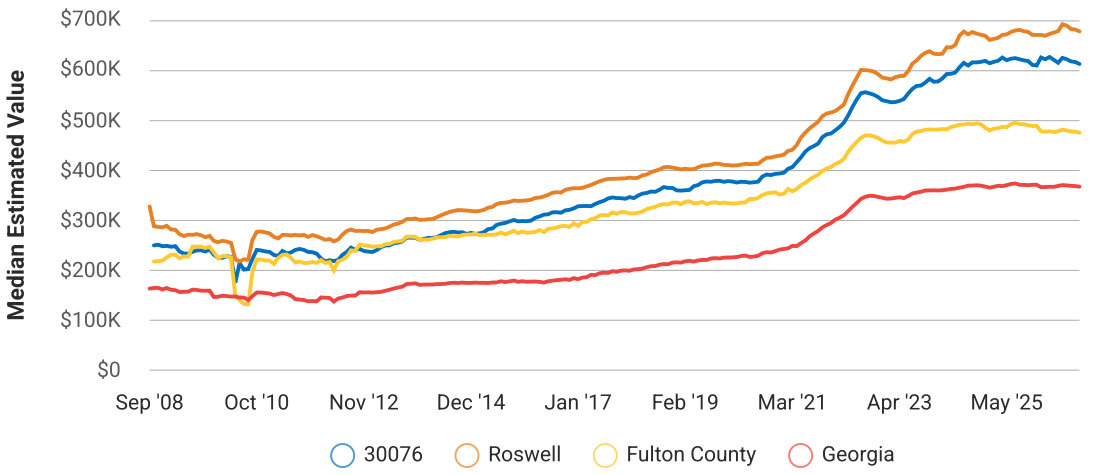
Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value	Last Month Change	12 Month Change
$612,120	-0.6%	-1%



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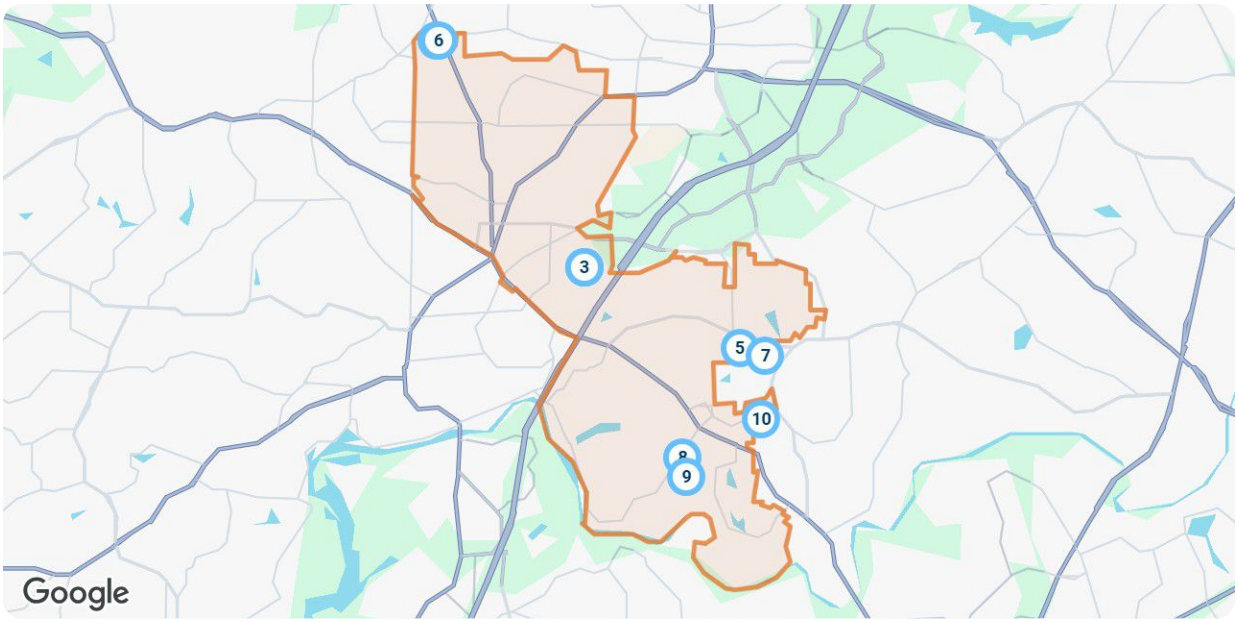
Roswell, GA 30076

Market Activity

Market Activity Breakdown

New

Source: Listings



Legend

- Active For Sale
- Active Under Contract

New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
1  **235 Truehedge Trce** **Roswell, GA 30076** MLS ID: 10884309 Active / For Sale *Listing Courtesy of Keller Williams Realty North Atlanta*	Single Family	4/4	1,918	0.26 acres	1979	11/3/2026 4 days	$500,000 $261/sq ft
2  **1300 Chipping Ct** **Roswell, GA 30076** MLS ID: 10838839 Active / For Sale *Listing Courtesy of Keller Williams Realty Consultants*	Single Family	4/3	2,017	0.61 acres	1975	9/15/2026 53 days	$825,000 $409/sq ft
3  **835 Greenvine Trce** **Roswell, GA 30076** MLS ID: 10880808 Active / For Sale *Listing Courtesy of eXp Realty*	Single Family	4/3	2,369	0.26 acres	1977	10/28/2026 10 days	$695,000 $293/sq ft
4  **1285 Mission Hills Ct** **Roswell, GA 30076** MLS ID: 10873188 Active Under Contract / For Sale *Listing Courtesy of Keller Williams Realty*	Single Family	3/3	1,900	10,454 sqft	1980	10/15/2026 23 days	$525,000 $276/sq ft

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Roswell, GA 30076

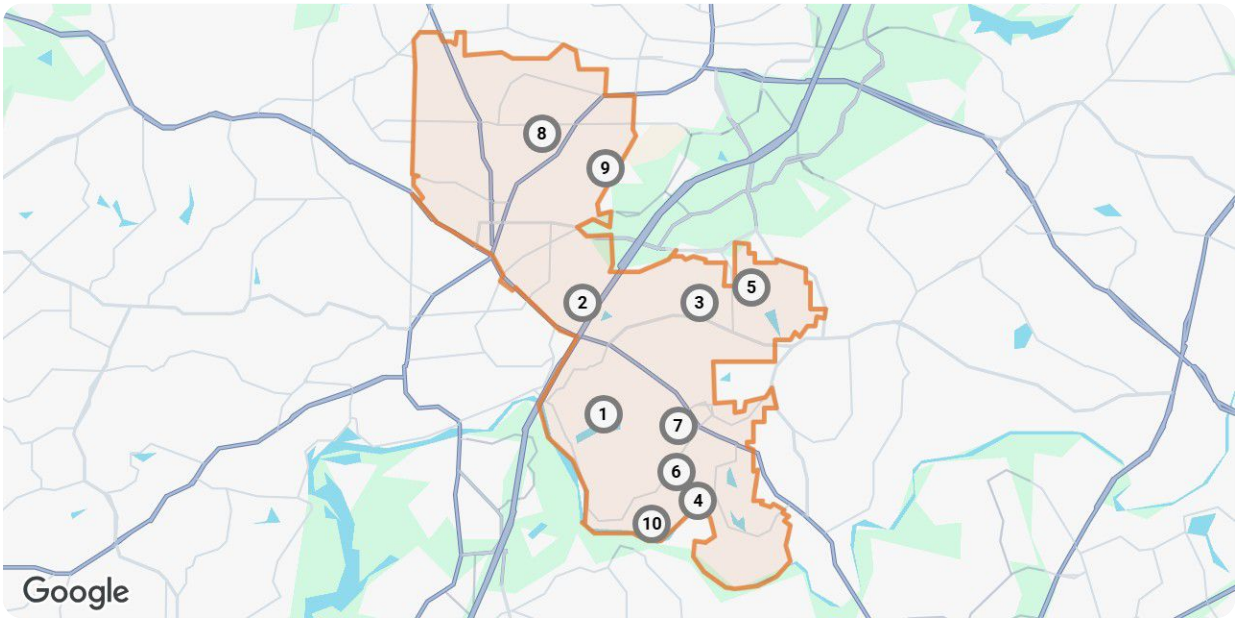
New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
5  **220 Chads Ford Way** **Roswell, GA 30076** MLS ID: 7844493 Active Under Contract / For Sale *Listing Courtesy of 3 Options Realty, LLC.*	Condo/Townhouse/Apt.	2/3	1,240	2,243 sqft	1983	10/11/2026 27 days	$210,000 $169/sq ft
6  **225 Arbor Creek Way** **Roswell, GA 30076** MLS ID: 10870756 Active / For Sale *Listing Courtesy of eXp Realty*	Single Family	4/4	4,719	0.26 acres	1995	10/16/2026 22 days	$1,225,000 $260/sq ft
7  **1036 Old Holcomb Bridge Rd** **Roswell, GA 30076** MLS ID: 10886601 Active / For Sale *Listing Courtesy of Keller Williams Realty North Atlanta*	Condo/Townhouse/Apt.	2/3	1,240	2,308 sqft	1982	11/6/2026 1 day	$235,000 $190/sq ft
8  **9071 Cobbler Ct** **Roswell, GA 30076** MLS ID: 10878484 Active / For Sale *Listing Courtesy of Georgian Home Realty, Inc.*	Condo/Townhouse/Apt.	3/4	2,362	6,838 sqft	1983	10/23/2026 15 days	$379,000 $160/sq ft
9  **992 Old Holcomb Bridge Rd** **Roswell, GA 30076** MLS ID: 10874876 Active / For Sale *Listing Courtesy of Opendoor Brokerage*	Condo/Townhouse/Apt.	1/2	1,240	2,178 sqft	1982	10/18/2026 20 days	$220,000 $177/sq ft
10  **2690 Shadow Pine Dr** **Roswell, GA 30076** MLS ID: 10850424 Active / For Sale *Listing Courtesy of Opendoor Brokerage*	Single Family	3/2	1,747	0.4 acres	1980	9/16/2026 52 days	$484,000 $277/sq ft

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Roswell, GA 30076

Pending

Source: Listings



Legend

Pending

Pending: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / $ Per Sq Ft	Pending Date / Days in RPR
1  **220 Chads Ford Way** **Roswell, GA 30076** MLS ID: 10871058 Pending / For Sale *Listing Courtesy of 3 Options Realty, LLC*	Condo/Townhouse/Apt.	2/3	1,240	2,221 sqft 1983	10/11/2026	$210,000 $169/sq ft	11/6/2026 26 days
2  **290 Edwardton Ct** **Roswell, GA 30076** MLS ID: 7851907 Pending / For Sale *Listing Courtesy of Berkshire Hathaway HomeServices Georgia Properties*	Single Family	6/5	4,606	0.28 acres 1997	10/9/2026	$899,000 $195/sq ft	10/24/2026 15 days
3  **620 Wynfield Ct** **Roswell, GA 30076** MLS ID: 10840454 Pending / For Sale *Listing Courtesy of Atlanta Fine Homes - Sotheby's Int'l*	Single Family	5/5	7,545	0.69 acres 1994	9/8/2026	$1,060,000 $140/sq ft	9/21/2026 13 days
4  **136 Harlow Cir** **Roswell, GA 30076** MLS ID: 10874609 Pending / For Sale *Listing Courtesy of Keller Williams Realty Atl. Partners*	Condo/Townhouse/Apt.	3/4	2,025	2,613 sqft 2021	10/15/2026	$620,000 $306/sq ft	11/5/2026 21 days
5  **1245 Birchwood Ln** **Roswell, GA 30076** MLS ID: 7846573 Pending / For Sale *Listing Courtesy of Atlanta Communities*	Single Family	3/3	1,818	0.27 acres 1993	10/28/2026	$559,000 $307/sq ft	11/1/2026 4 days

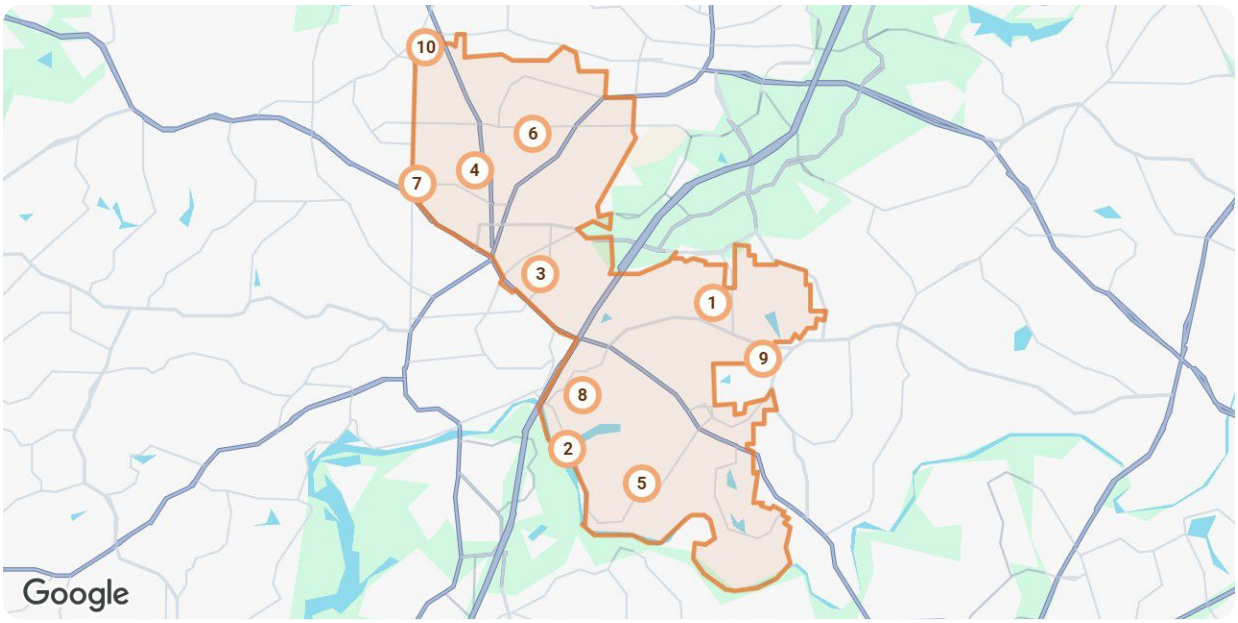
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Roswell, GA 30076

	Pending: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / $ Per Sq Ft	Pending Date / Days in RPR
6	 **237 Chads Ford Way** **Roswell, GA 30076** MLS ID: 10763053 Pending / For Sale *Listing Courtesy of Opendoor Brokerage*	Condo/Townhouse/Apt.	2/3	1,240	1,742 sqft 1983	5/12/2026	$218,000 $176/sq ft	10/7/2026 148 days
7	 **565 Hembree Grove Overlook** **Roswell, GA 30076** MLS ID: 10875149 Pending / For Sale *Listing Courtesy of Atlanta Communities*	Single Family	5/4	3,101	0.53 acres 1996	10/20/2026	$900,000 $290/sq ft	11/5/2026 16 days
8	 **235 N Smead Ct** **Roswell, GA 30076** MLS ID: 10773905 Pending / For Sale *Listing Courtesy of Atlanta Fine Homes - Sotheby's Int'l*	Single Family	7/7	5,831	1.76 acres 1993	5/29/2026	$1,250,000 $214/sq ft	10/24/2026 148 days
9	 **200 Wicklawn Way** **Roswell, GA 30076** MLS ID: 7816732 Pending / For Sale *Listing Courtesy of Mark Spain Real Estate*	Single Family	6/7	7,620	0.67 acres 1990	8/10/2026	$1,100,000 $144/sq ft	10/9/2026 60 days
10	 **400 N Kimberly Ct** **Roswell, GA 30076** MLS ID: 10870371 Pending / For Sale *Listing Courtesy of Robin Martin & Associates*	Single Family	3/2	1,820	0.45 acres 1980	10/15/2026	$525,000 $288/sq ft	10/31/2026 16 days

Closed

Source: Public Records and Listings



Legend

Closed

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Roswell, GA 30076

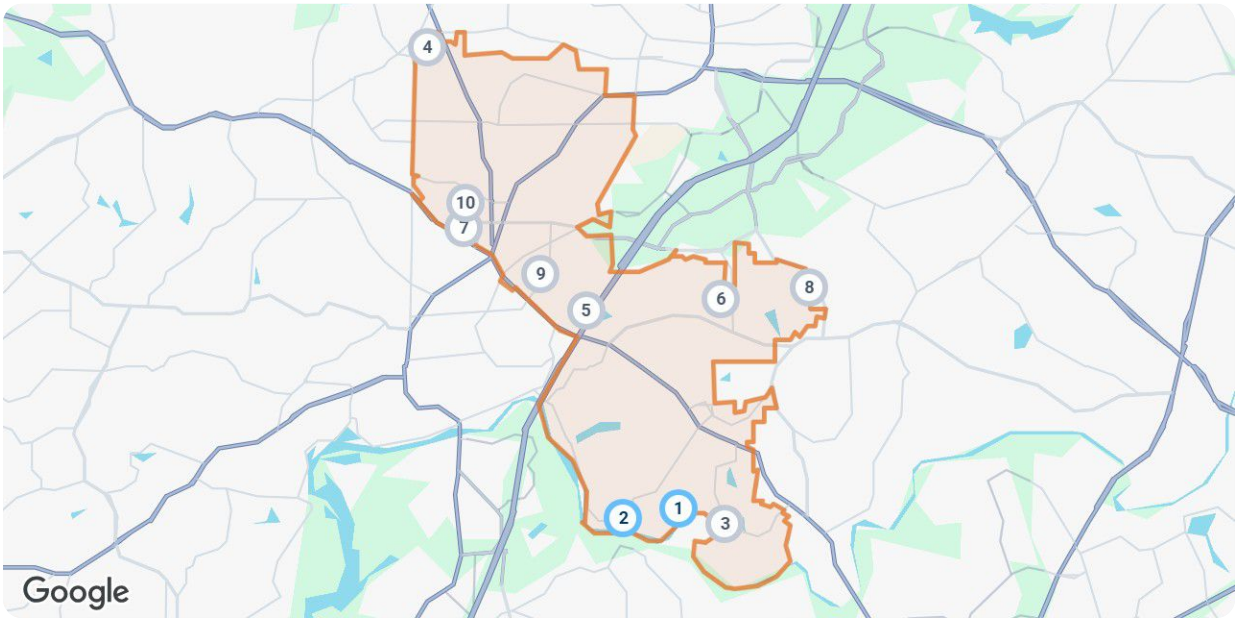
Closed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
1  **213 High Creek Dr** **Roswell, GA 30076** MLS ID: 10826090 Closed / For Sale *Courtesy of Scott Dasher & Associates*	Condo/Townhouse/Apt.	2/3	1,860	2,657 sqft 1983	11/6/2026 52 days	$230,000 $124/sq ft	–
2  **8325 Riverbirch Dr** **Roswell, GA 30076** MLS ID: 10852678 Closed / For Sale *Courtesy of Keller Williams Realty PeachtreeRoad*	Single Family	5/4	4,187	0.36 acres 1984	11/4/2026 3 days	$850,000 $203/sq ft	–
3  **200 Wicklawn Way** **Roswell, GA 30076** MLS ID: 10822776 Closed / For Sale *Courtesy of Mark Spain Real Estate*	Single Family	6/7	7,620	0.67 acres 1990	11/4/2026 60 days	$1,012,000 $133/sq ft	↓ 8%
4  **565 Willow Oak Way** **Roswell, GA 30076** MLS ID: 10847299 Closed / For Sale *Courtesy of Century 21 Results*	Single Family	5/5	4,800	4,791 sqft 2005	10/30/2026 21 days	$1,150,000 $240/sq ft	↓ 3.77%
5  **745 Combee Way** **Roswell, GA 30076** MLS ID: 10799757 Closed / For Sale *Courtesy of Century 21 Connect Realty*	Single Family	4/4	3,097	9,844 sqft 1996	10/30/2026 82 days	$910,000 $294/sq ft	↓ 1.62%
6  **235 Chads Ford Way** **Roswell, GA 30076** MLS ID: 10827247 Closed / For Sale *Courtesy of ERA Sunrise Realty*	Condo/Townhouse/Apt.	2/3	1,240	1,612 sqft 1983	11/3/2026 42 days	$203,000 $164/sq ft	↓ 7.73%
7  **285 Windrift Ct** **Roswell, GA 30076** MLS ID: 10875813 Closed / For Sale *Courtesy of Harry Norman Realtors*	Single Family	4/4	3,402	0.52 acres 1985	11/3/2026 – days	$849,900 $250/sq ft	–
8  **476 Teal Ct** **Roswell, GA 30076** MLS ID: 10784843 Closed / For Sale *Courtesy of Bolst*	Condo/Townhouse/Apt.	2/2	900	914 sqft 1984	10/30/2026 105 days	$210,000 $233/sq ft	↓ 4.55%
9  **2070 Abbey Rd** **Roswell, GA 30076** Closed / Public Record	Single Family	4/5	3,288	4,792 sqft 2019	8/31/2026 – days	$703,750 $218/sq ft	–
10  **106 Cottage Gate Ln** **Roswell, GA 30076** MLS ID: 10790108 Closed / For Sale *Courtesy of Peggy Slappey Properties*	Single Family	4/4	2,327	3,920 sqft 2025	9/18/2026 78 days	$750,000 $322/sq ft	↓ 3.21%

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Distressed

Source: Public Records and Listings



Legend

- Active For Sale
- Off Market, Hold, Withdrawn, Expired, or Canceled

	Distressed: 5 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft	Distressed Date / Type
1	 **1670 Riverside Rd** **Roswell, GA 30076** MLS ID: 10808816 Active / For Sale *Listing Courtesy of Atlanta Communities*	Single Family	6/6	9,251	1.23 acres 2008	7/20/2026 110 days	$1,475,000 $159/sq ft	10/7/2026 Notice of Foreclosure Sale
2	 **785 Clubside Dr** **Roswell, GA 30076** Off Market / Public Record	Single Family	5/6	4,409	0.57 acres 1994	– – days	– $258/sq ft	10/7/2026 Notice of Foreclosure Sale
3	 **104 Holcomb Ferry Rd** **Roswell, GA 30076** Off Market / Public Record	Condo/Townhouse/Apt.	2/3	1,240	3,790 sqft 1983	– – days	– $192/sq ft	9/16/2026 Notice of Foreclosure Sale
4	 **235 N Talbot Ct** **Roswell, GA 30076** Off Market / Public Record	Single Family	4/3	3,888	0.56 acres 1980	– – days	– $225/sq ft	9/16/2026 Notice of Foreclosure Sale
5	 **935 Windsor Trl** **Roswell, GA 30076** Off Market / Public Record	Single Family	4/2	2,012	0.74 acres 1975	– – days	– $296/sq ft	9/9/2026 Notice of Foreclosure Sale

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