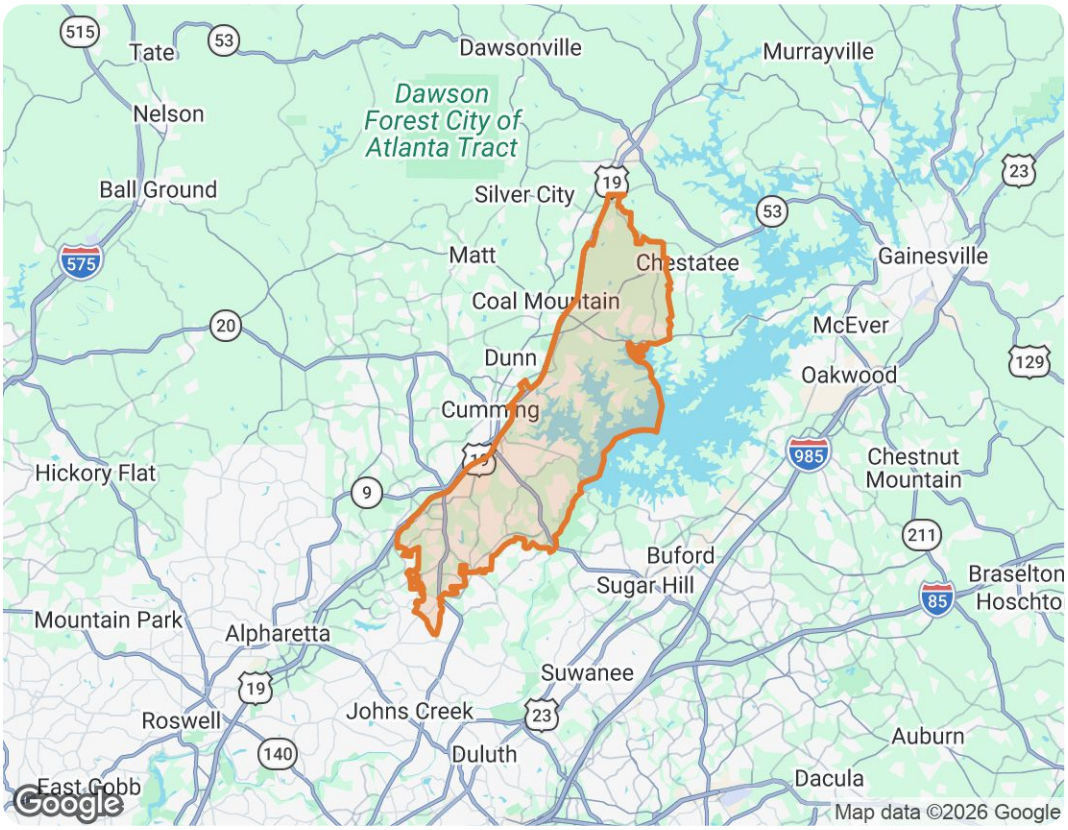
Cumming, GA 30041



Kevin Zhou

Associate Broker

Georgia Real Estate License #424676

zrealtyusa@gmail.com

Metro Star Realty

43000 W 9 Mile Rd

Ste 301 #2120

Novi, MI 48375

Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

Cumming, GA 30041

Market Trends

Market Trends for Cumming, GA 30041

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
5.85	96.4%	49	$542,000
↓ 1.35% MoM	↓ 1.44% MoM	↑ 44.12% MoM	↓ 13.28% MoM

October 2026 Median Estimated Property Value

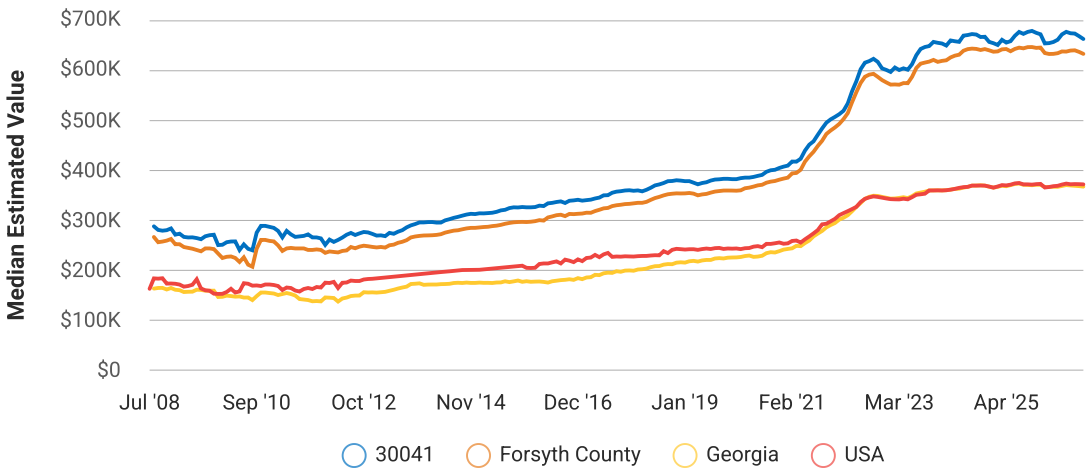
Single Family + Condo/Townhouse/Apt.

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
$661,890	-0.8%	-2.4%



Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

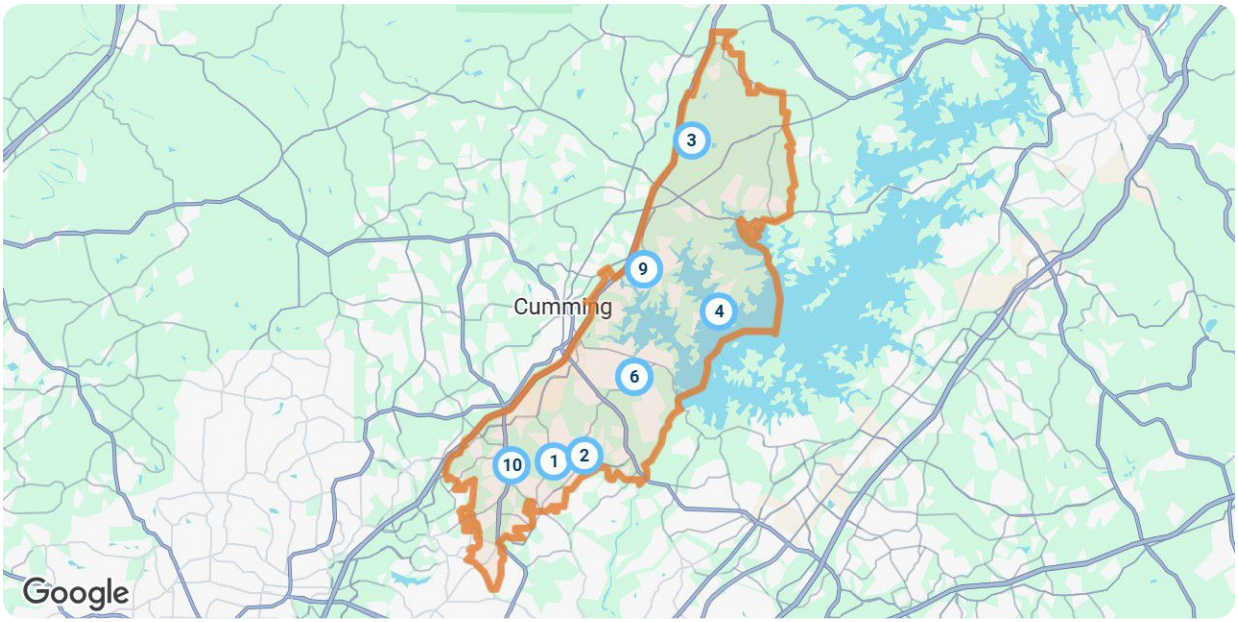
Cumming, GA 30041

Market Activity

Market Activity Breakdown

New

Source: Listings



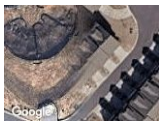
Legend

Active For Sale

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  **2310 Melrose Trce Cumming, GA 30041** MLS ID: 10881289 Active / For Sale *Listing Courtesy of Virtual Properties Realty.com*	Single Family	4/3	3,024	0.56 acres	1994	11/4/2026 3 days	$725,000 $240/sq ft
2  **2460 Flint Creek Dr Cumming, GA 30041** MLS ID: 7862299 Active / For Sale *Listing Courtesy of Century 21 Results*	Single Family	6/6	6,608	0.76 acres	2004	11/7/2026 – days	$1,295,000 $196/sq ft
3  **7530 Newstead Dr Cumming, GA 30041** MLS ID: 7864888 Active / For Sale *Listing Courtesy of Keller Williams Realty Atl North*	Single Family	4/3	2,730	0.31 acres	1998	11/1/2026 6 days	$575,000 $211/sq ft
4  **2230 Krystle Way Cumming, GA 30041** MLS ID: 10886810 Active / For Sale *Listing Courtesy of Virtual Properties Realty.com*	Single Family	5/4	3,573	0.61 acres	1994	11/6/2026 1 day	$725,000 $203/sq ft

Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

Cumming, GA 30041

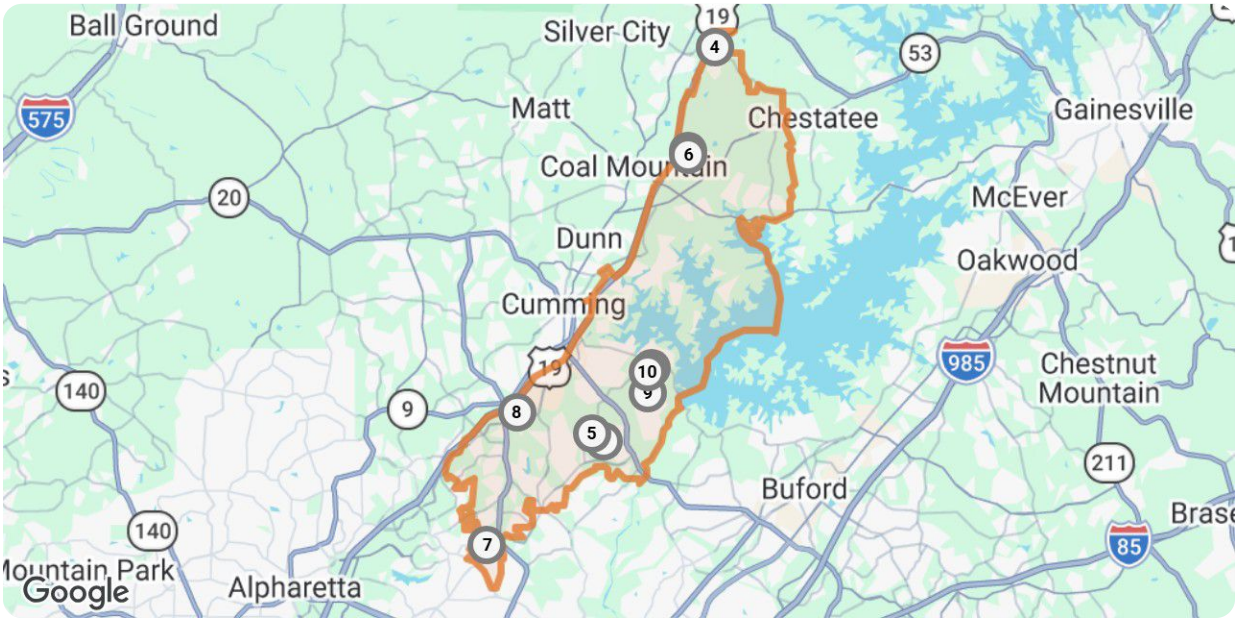
New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
5  **7265 Bennett Rd Cumming, GA 30041** MLS ID: 10885844 Active / For Sale *Listing Courtesy of Clickit Realty Inc.*	Single Family	3/2	2,016	2.48 acres	2024	11/5/2026 2 days	$785,000 $389/sq ft
6  **1680 Bookhout Dr Cumming, GA 30041** MLS ID: 10886617 Active / For Sale *Listing Courtesy of Coldwell Banker Realty*	Single Family	3/3	2,384	0.32 acres	2002	11/6/2026 1 day	$679,900 $285/sq ft
7  **3635 Faulkner St Cumming, GA 30041** MLS ID: 10886584 Active / For Sale *Listing Courtesy of BHHS Georgia Properties*	Condo/Townhouse/Apt.	4/4	2,851	2,178 sqft	2020	11/6/2026 1 day	$594,000 $208/sq ft
8  **2235 Manor Pointe Dr Cumming, GA 30041** MLS ID: 10886568 Active / For Sale *Listing Courtesy of Sekhars Realty, Inc.*	Condo/Townhouse/Apt.	3/3	3,203	1,306 sqft	2022	11/6/2026 1 day	$430,000 $134/sq ft
9  **7835 Scenic Dr Cumming, GA 30041** MLS ID: 10886414 Active / For Sale *Listing Courtesy of Coldwell Banker Realty*	Single Family	7/8	8,515	0.69 acres	2026	11/6/2026 1 day	$3,350,000 $393/sq ft
10  **3680 T W Henderson Rd Cumming, GA 30041** MLS ID: 10886857 Active / For Sale *Listing Courtesy of eXp Realty*	Single Family	3/2	1,767	0.59 acres	1992	11/6/2026 1 day	$485,000 $274/sq ft

Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

Cumming, GA 30041

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	 **4505 Hedgewood Dr Cumming, GA 30041** MLS ID: 7831545 Pending / For Sale *Listing Courtesy of Mark Spain Real Estate*	Single Family	4/4	5,264	7,840 sqft 2006	9/7/2026	$750,000 $142/sq ft	9/28/2026 21 days
2	 **3111 Neal Ct Cumming, GA 30041** MLS ID: 10828837 Pending / For Sale *Listing Courtesy of Hill Wood Realty*	Condo/Townhouse/Apt.	3/4	3,024	1,306 sqft 2007	8/19/2026	$725,000 $240/sq ft	10/31/2026 73 days
3	 **6615 Marlow Dr Cumming, GA 30041** MLS ID: 10817316 Pending / For Sale *Listing Courtesy of Compass*	Single Family	2/2	1,886	6,534 sqft 2005	8/13/2026	$497,500 $264/sq ft	10/29/2026 77 days
4	 **3525 Auburn Dr Cumming, GA 30041** MLS ID: 7845366 Pending / For Sale *Listing Courtesy of Atlanta Communities*	Single Family	2/2	992	8,276 sqft 1997	9/29/2026	$325,000 $328/sq ft	10/29/2026 30 days
5	 **3335 The Commons Dr Cumming, GA 30041** MLS ID: 10849058 Pending / For Sale *Listing Courtesy of Keller Williams Realty North Atlanta*	Single Family	4/4	3,166	7,405 sqft 2003	9/18/2026	$579,900 $183/sq ft	10/31/2026 43 days

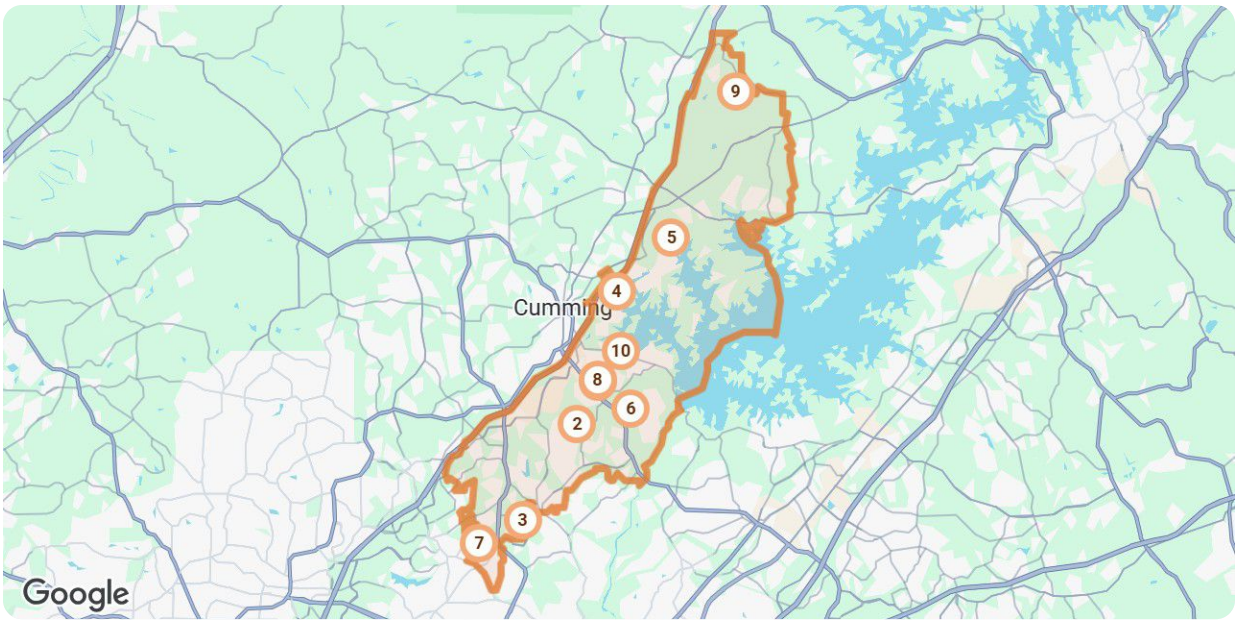
Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

Cumming, GA 30041

	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	 **3235 Chimney Cove Dr** **Cumming, GA 30041** MLS ID: 10876929 Pending / For Sale *Listing Courtesy of Virtual Properties Realty.com*	Single Family	4/3	3,398	0.75 acres 1981	10/26/2026	$1,395,000 $411/sq ft	10/30/2026 4 days
7	 **3145 Bunting Run** **Cumming, GA 30041** MLS ID: 7839354 Pending / For Sale *Listing Courtesy of Chapman Hall Premier, REALTORS*	Single Family	4/3	2,734	4,791 sqft 2005	9/17/2026	$589,500 $216/sq ft	10/30/2026 43 days
8	 **2694 Grapevine Cir, #2102** **Cumming, GA 30041** MLS ID: 10847008 Pending / For Sale *Listing Courtesy of Atlanta Fine Homes - Sotheby's Int'l*	Condo/Townhouse/Apt.	2/2	1,925	2,395 sqft 2008	9/16/2026	$400,000 $208/sq ft	10/30/2026 44 days
9	 **1272 Waterhaven Blvd** **Cumming, GA 30041** MLS ID: 7820216 Pending / For Sale *Listing Courtesy of The Providence Group Realty, LLC.*	Single Family	4/5	2,568	6,751 sqft 2026	8/12/2026	$665,650 $259/sq ft	11/4/2026 84 days
10	 **5465 Mashburn Dr** **Cumming, GA 30041** MLS ID: 10797739 Pending / For Sale *Listing Courtesy of Mark Spain Real Estate*	Single Family	3/2	1,360	0.59 acres 2003	7/10/2026	$339,900 $250/sq ft	11/2/2026 115 days

Closed

Source: Public Records and Listings



Legend

Closed

Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

Cumming, GA 30041

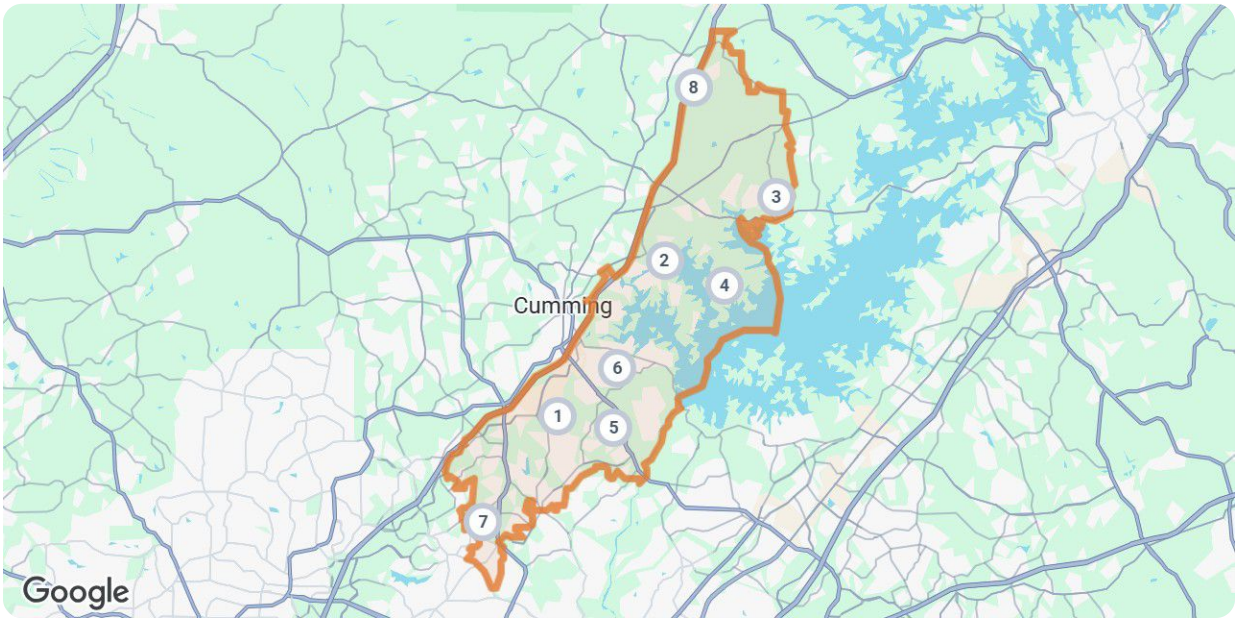
	Closed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
1	 **2920 Hearthstone Dr Cumming, GA 30041** MLS ID: 10833114 Closed / For Sale *Courtesy of Keller Williams Community Partners*	Single Family	3/2	2,207	0.59 acres 1997	11/6/2026 43 days	$500,000 $227/sq ft	4.76%
2	 **1835 Westwind Dr Cumming, GA 30041** MLS ID: 10781119 Closed / For Sale *Courtesy of Century 21 Results*	Single Family	5/4	2,750	0.53 acres 1995	11/6/2026 151 days	$567,400 $206/sq ft	2.16%
3	 **4505 Hedgewood Dr Cumming, GA 30041** MLS ID: 10841315 Closed / For Sale *Courtesy of Mark Spain Real Estate*	Single Family	4/4	5,264	7,840 sqft 2006	11/6/2026 21 days	$739,000 $140/sq ft	1.47%
4	 **2300 Habersham Marina Rd, Ur Cumming, GA 30041** MLS ID: 10853253 Closed / For Sale *Courtesy of Keller Williams Lanier Partners*	Condo/Townhouse/Apt.	2/2	1,437	4,356 sqft 1997	11/6/2026 16 days	$450,000 $313/sq ft	5.24%
5	 **6360 Hampton Rock Ln Cumming, GA 30041** MLS ID: 10810404 Closed / For Sale *Courtesy of Keller Williams North GA Partners*	Single Family	6/4	4,397	10,454 sqft 2003	11/5/2026 46 days	$645,742 $147/sq ft	0.5%
6	 **3245 Marine Rd Cumming, GA 30041** MLS ID: 10848206 Closed / For Sale *Courtesy of Excalibur Homes, LLC*	Single Family	3/2	1,334	0.34 acres 1987	11/4/2026 26 days	$362,500 $272/sq ft	5.82%
7	 **1795 Ivey Trce Cumming, GA 30041** MLS ID: 10734760 Closed / For Sale *Courtesy of Real Broker, LLC*	Single Family	4/3	2,400	2.76 acres 1996	11/3/2026 200 days	$505,050 $210/sq ft	3.78%
8	 **5370 Settingdown Rd Cumming, GA 30041** MLS ID: 10828510 Closed / For Sale *Courtesy of Hill Wood Realty*	Single Family	5/4	4,170	1.7 acres 2026	11/3/2026 47 days	$970,000 $233/sq ft	2.99%
9	 **4440 K D Kruzel Dr Cumming, GA 30041** MLS ID: 10819123 Closed / For Sale *Courtesy of PBG Built Realty*	Single Family	5/4	3,514	1.75 acres 2025	10/30/2026 56 days	$1,325,000 $377/sq ft	3.99%
10	 **6130 Arlington Cir Cumming, GA 30041** MLS ID: 10829346 Closed / For Sale *Courtesy of Path & Post*	Single Family	4/3	3,331	0.43 acres 2016	10/30/2026 47 days	$598,865 $180/sq ft	5.69%

Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

Cumming, GA 30041

Distressed

Source: Public Records and Listings



Legend

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	 **2305 Copperfield Dr** **Cumming, GA 30041** Off Market / Public Record	Single Family	5/4	3,530	6,534 sqft 2018	– – days	– $216/sq ft	10/7/2026 Notice of Foreclosure Sale
2	 **7745 Bold Springs Xing** **Cumming, GA 30041** Off Market / Public Record	Single Family	4/4	2,567	0.62 acres 1997	– – days	– $330/sq ft	9/9/2026 Notice of Foreclosure Sale
3	 **2715 Pilgrim Mill Rd** **Cumming, GA 30041** Off Market / Public Record	Single Family	3/2	1,264	0.25 acres 2000	– – days	– $319/sq ft	10/7/2026 Notice of Foreclosure Sale
4	 **5435 Settingdown Rd** **Cumming, GA 30041** Off Market / Public Record	Single Family	3/1	1,820	2 acres 1965	– – days	– $232/sq ft	9/9/2026 Notice of Foreclosure Sale
5	 **2630 Springmonte Pl** **Cumming, GA 30041** Off Market / Public Record	Single Family	4/3	2,848	0.93 acres 1999	– – days	– $273/sq ft	9/9/2026 Notice of Foreclosure Sale

Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.