

Forsyth County, GA

County · GA · Georgia

BUYER'S MARKET

\$615K

MEDIAN SALE PRICE

-4.1%

1-YR CHANGE

3,451

SALES (12 MO)

\$625K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



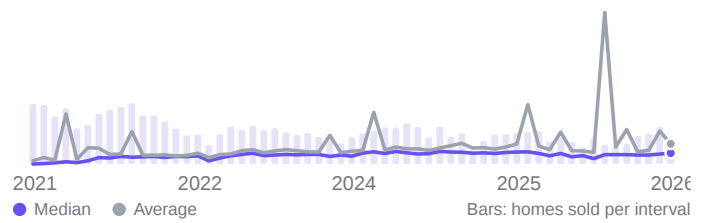
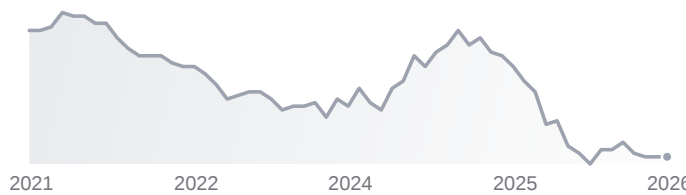
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

36 / 100

Sale prices

Median \$630K · Average \$781K

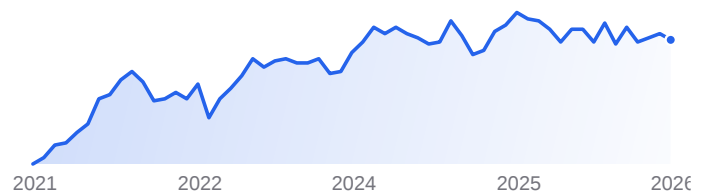
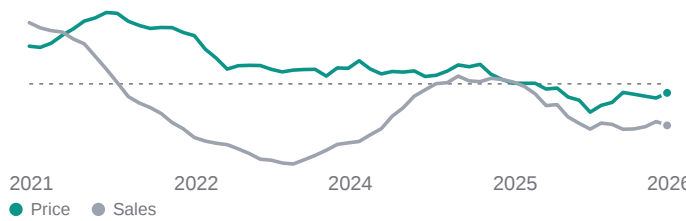


Growth (year over year)

Price -4.1% · Sales -18.8%

Price per square foot

\$241/ft²

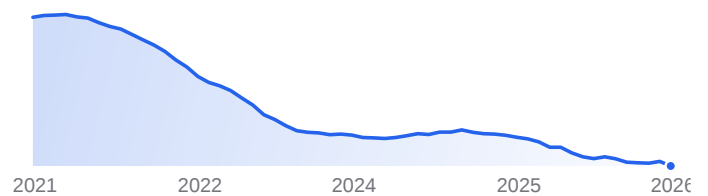
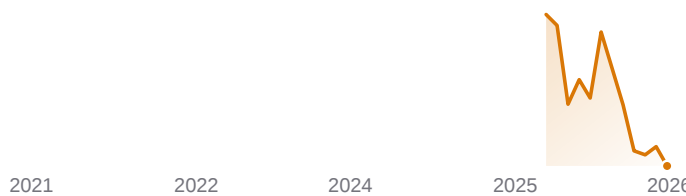


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

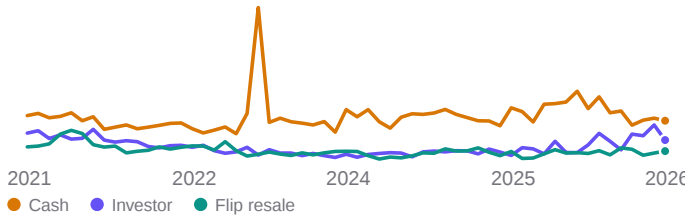
3.8%



BUYERS & OUTCOMES

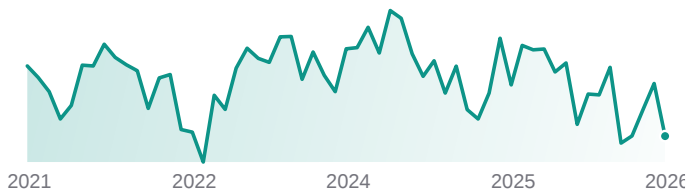
Buyer mix

Cash 26% · Investor 14% · Flip resale 7.5%



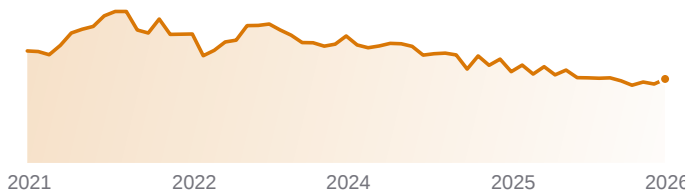
Sellers who sold at a gain

86%

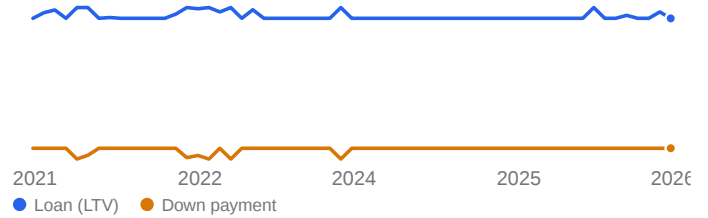


Median annualized return at resale

+6.5%

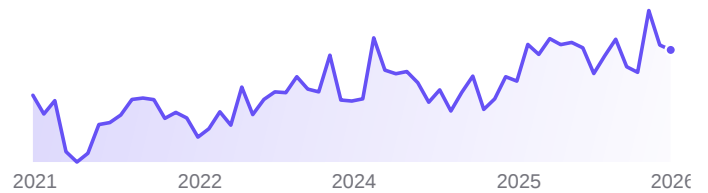


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

6.3 yrs



Preforeclosure filings

Filings 13 · Auction stage 13



HOUSING STOCK

Homes	91,908
Median value (AVM)	\$625K
Median size	2,609 ft²
Median bedrooms	4
Median year built	2004
Single family	87%
Condos	2.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.1%
Owner occupied	88%
Company owned	13%
Median loan-to-value	45%

Typical ownership tenure

7.7 yrs

COMMUNITY

Population	282,091
Density	1,256 / mi²
Median household income	\$129K
Average household income	\$153K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	62
Homes occupied	95%
Bachelor's or higher	34%
Poverty rate	3.5%
Unemployment	1.0%
Average temp	59°F
Annual precip	56 in
Sunshine	61%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.