

Forsyth County, NC

County · NC · North Carolina

BALANCED MARKET

\$282K

MEDIAN SALE PRICE

-3.4%

1-YR CHANGE

5,584

SALES (12 MO)

\$282K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



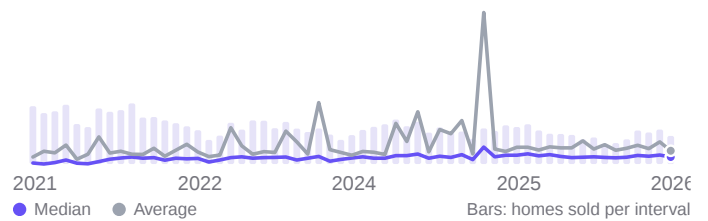
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

40 / 100

Sale prices

Median \$275K · Average \$326K

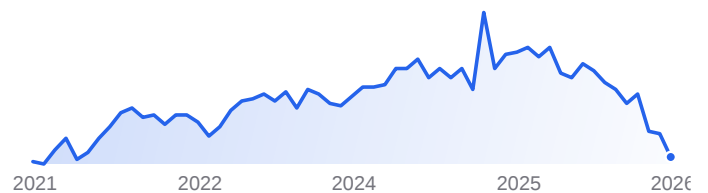
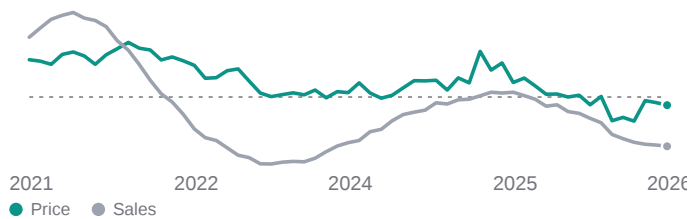


Growth (year over year)

Price -3.4% · Sales -20.3%

Price per square foot

\$136/ft²

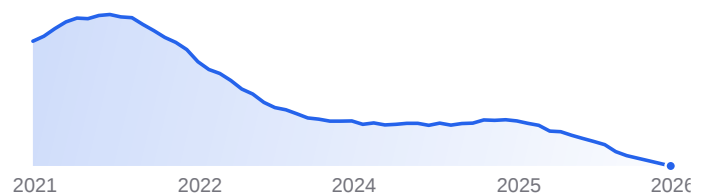
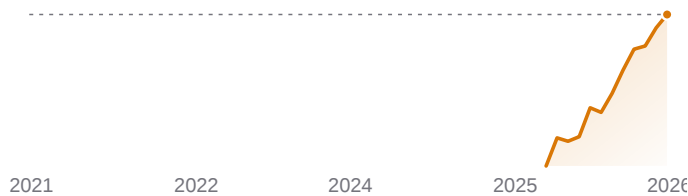


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

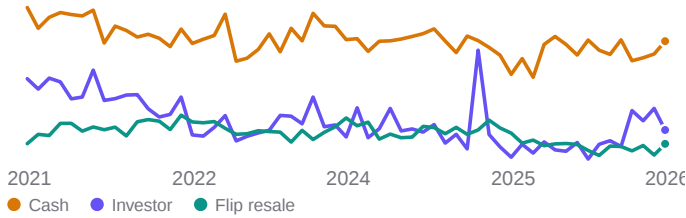
4.1%



BUYERS & OUTCOMES

Buyer mix

Cash 36% · Investor 13% · Flip resale 9.1%



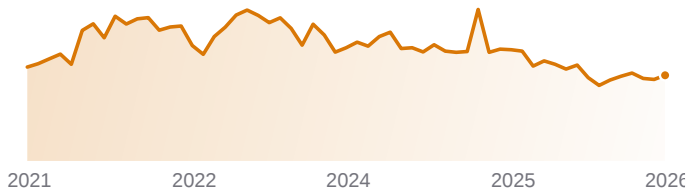
Sellers who sold at a gain

92%

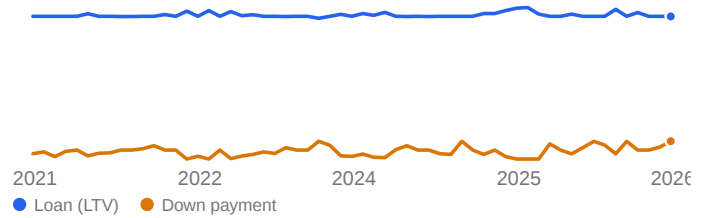


Median annualized return at resale

+5.7%

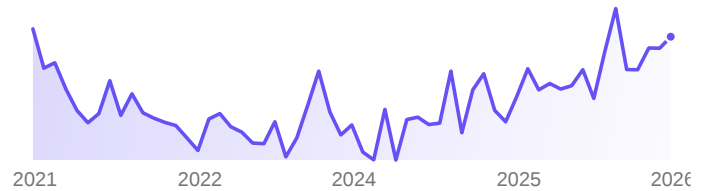


Financing (share of purchase price) Loan (LTV) 90% · Down payment 20%



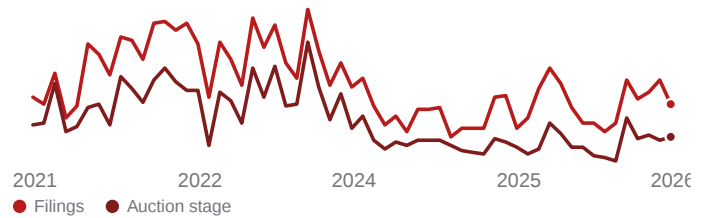
Typical hold before selling

6.2 yrs



Preforeclosure filings

Filings 34 · Auction stage 15



HOUSING STOCK

Homes	137,588
Median value (AVM)	\$282K
Median size	1,595 ft²
Median bedrooms	3
Median year built	1982
Single family	86%
Condos	3.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.8%
Owner occupied	76%
Company owned	14%
Median loan-to-value	45%

Typical ownership tenure

9.7 yrs

COMMUNITY

Population	400,198
Density	981 / mi²
Median household income	\$63K
Average household income	\$88K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	58
Homes occupied	93%
Bachelor's or higher	23%
Poverty rate	12.7%
Unemployment	1.1%
Average temp	58°F
Annual precip	46 in
Sunshine	60%

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.