

Clemmons 27012

ZIP code · NC · North Carolina > Forsyth County > Clemmons

BALANCED MARKET

\$417K

MEDIAN SALE PRICE

+3.5%

1-YR CHANGE

475

SALES (12 MO)

\$379K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



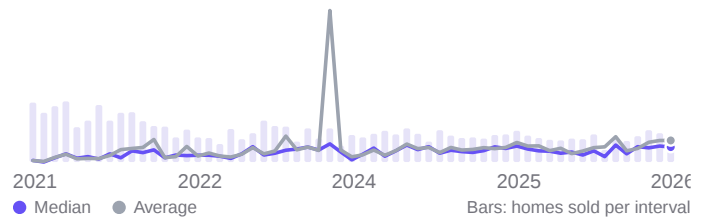
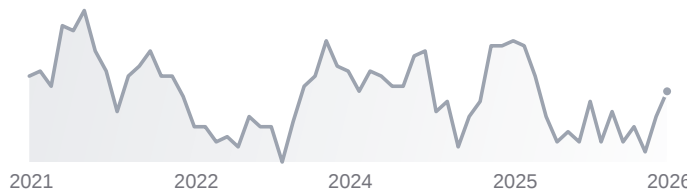
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$417K · Average \$473K

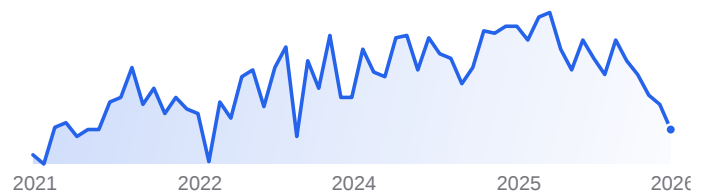
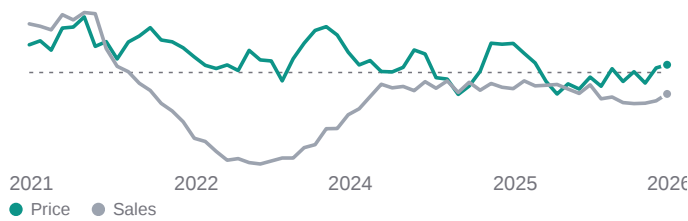


Growth (year over year)

Price +3.5% · Sales -9.5%

Price per square foot

\$143/ft²

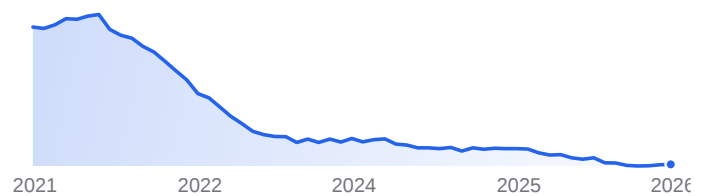
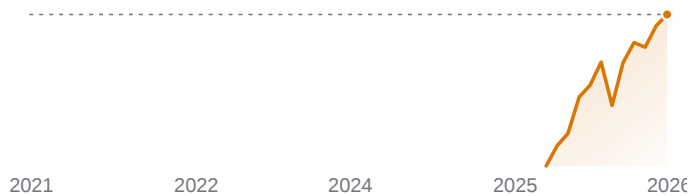


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

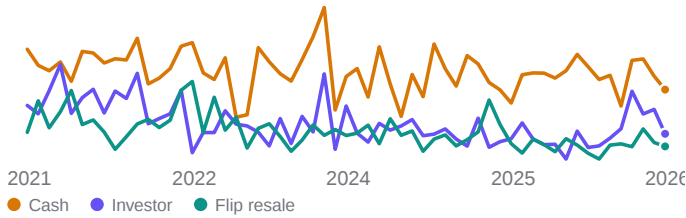
3.9%



BUYERS & OUTCOMES

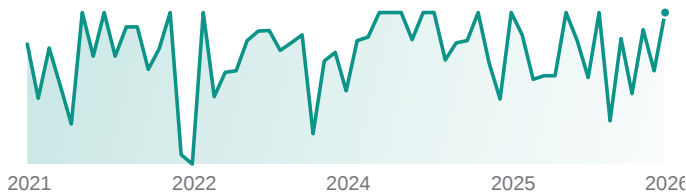
Buyer mix

Cash 26% · Investor 9.5% · Flip resale 4.8%



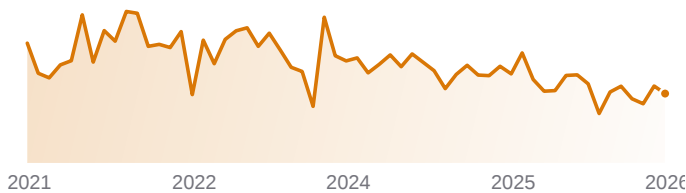
Sellers who sold at a gain

100%

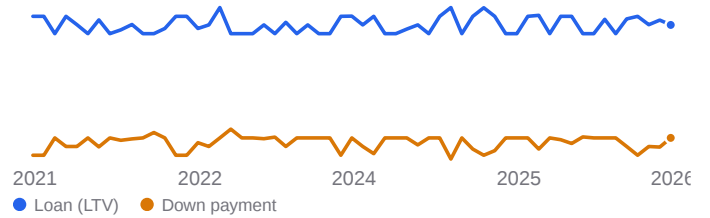


Median annualized return at resale

+5.0%

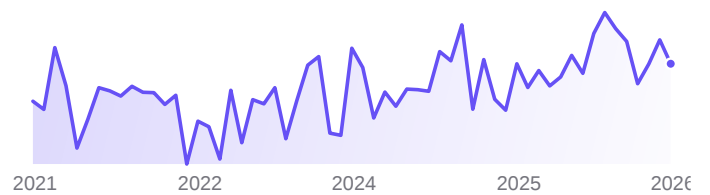


Financing (share of purchase price) Loan (LTV) 85% · Down payment 20%



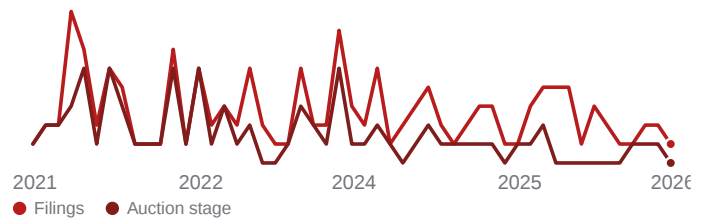
Typical hold before selling

5.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	12,041
Median value (AVM)	\$379K
Median size	2,267 ft²
Median bedrooms	3
Median year built	1996
Single family	82%
Condos	2.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.9%
Owner occupied	85%
Company owned	11%
Median loan-to-value	49%

Typical ownership tenure

9.3 yrs

COMMUNITY

Population	31,471
Density	738 / mi ²
Median household income	\$91K
Average household income	\$114K
Crime index (US avg 100)	50
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	56
Homes occupied	96%
Bachelor's or higher	30%
Poverty rate	6.7%
Unemployment	1.1%
Average temp	59°F
Annual precip	45 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.