

Winston Salem 27101

ZIP code · NC · North Carolina > Forsyth County

SELLER'S MARKET

\$850K

MEDIAN SALE PRICE

+231.0%

1-YR CHANGE

256

SALES (12 MO)

\$212K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

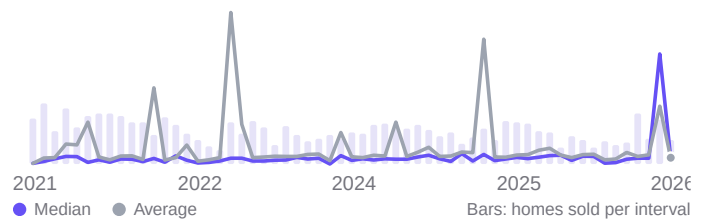
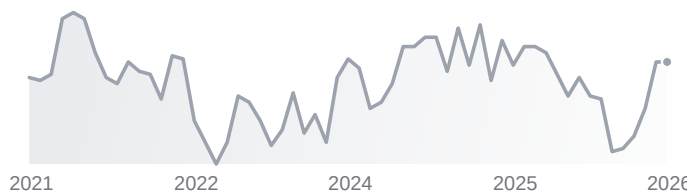
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$250K · Average \$257K

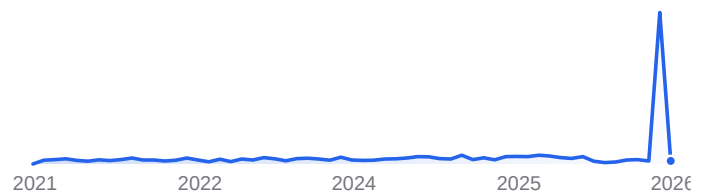
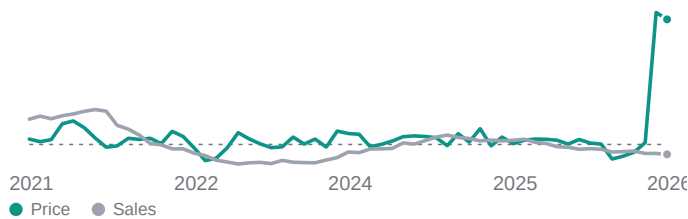


Growth (year over year)

Price +231.0% · Sales -18.5%

Price per square foot

\$134/ft²



Sale premium vs estimated value

-2.2%

Annual turnover (share of homes sold)

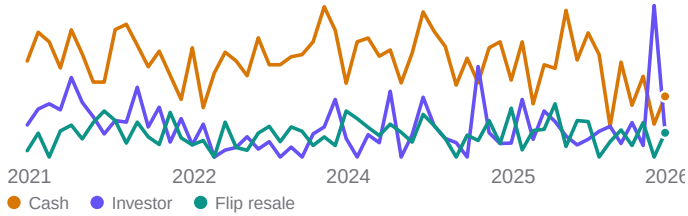
4.2%



BUYERS & OUTCOMES

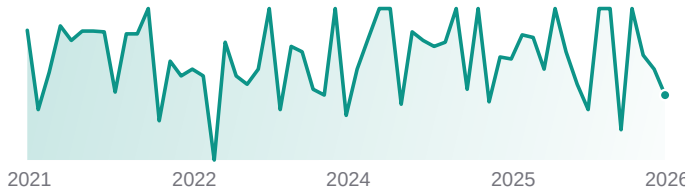
Buyer mix

Cash 26% · Investor 11% · Flip resale 11%



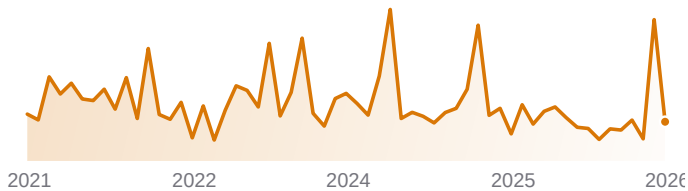
Sellers who sold at a gain

86%

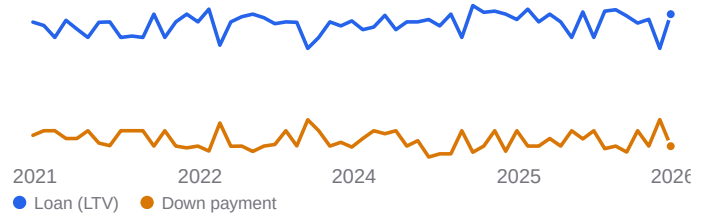


Median annualized return at resale

+5.6%

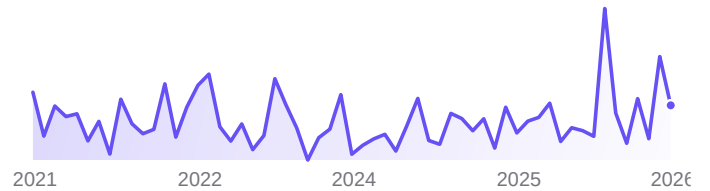


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



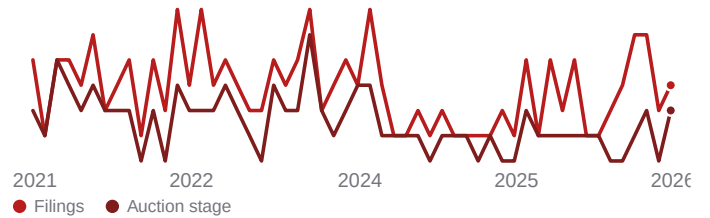
Typical hold before selling

6.7 yrs



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	6,113
Median value (AVM)	\$212K
Median size	1,340 ft²
Median bedrooms	3
Median year built	1956
Single family	79%
Condos	3.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	2.9%
Owner occupied	61%
Company owned	22%
Median loan-to-value	39%

Typical ownership tenure

10.0 yrs

COMMUNITY

Population	23,737
Density	1,840 / mi²
Median household income	\$48K
Average household income	\$69K
Crime index (US avg 100)	153
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	56
Homes occupied	89%
Bachelor's or higher	18%
Poverty rate	19.7%
Unemployment	0.9%
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.