

Winston Salem 27105

ZIP code · NC · North Carolina > Forsyth County

BUYER'S MARKET

\$165K

MEDIAN SALE PRICE

-0.9%

1-YR CHANGE

480

SALES (12 MO)

\$157K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



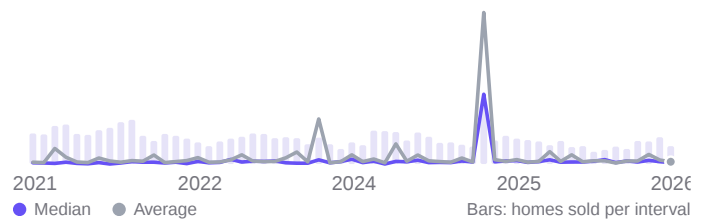
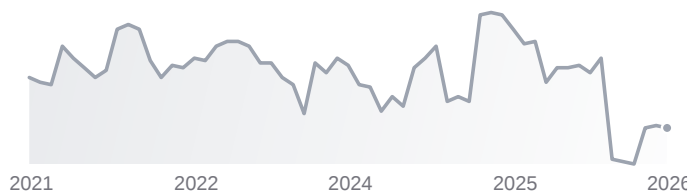
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

33 / 100

Sale prices

Median \$137K · Average \$162K

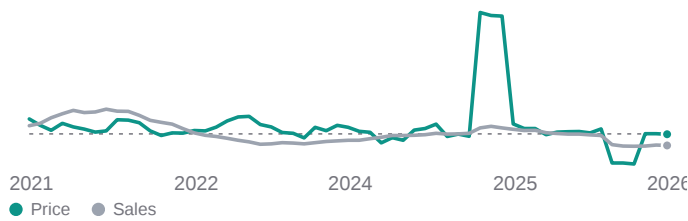


Growth (year over year)

Price -0.9% · Sales -30.0%

Price per square foot

\$73/ft²

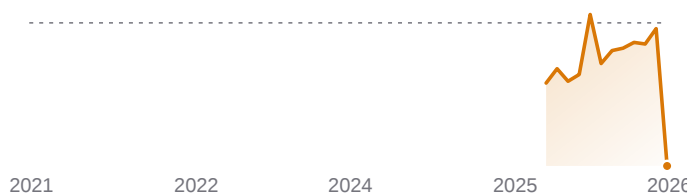


Sale premium vs estimated value

-5.3%

Annual turnover (share of homes sold)

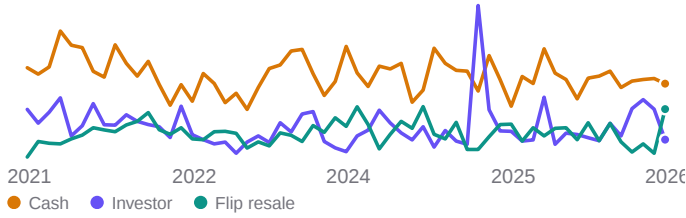
3.5%



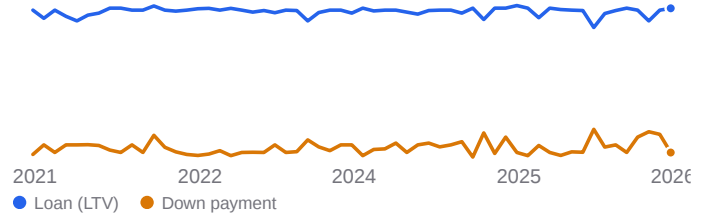
BUYERS & OUTCOMES

Buyer mix

Cash 39% · Investor 11% · Flip resale 26%

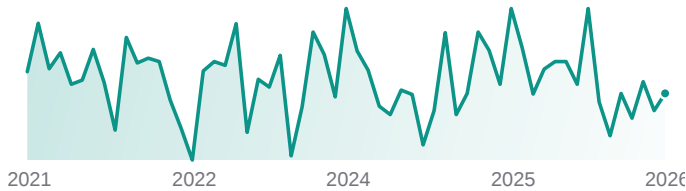


Financing (share of purchase price) Loan (LTV) 98% · Down payment 5.0%



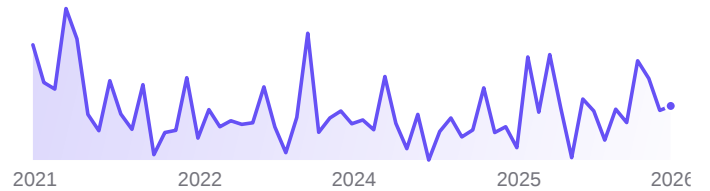
Sellers who sold at a gain

84%



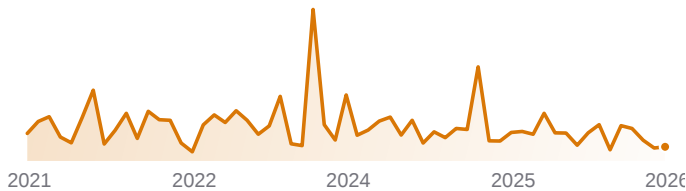
Typical hold before selling

4.4 yrs



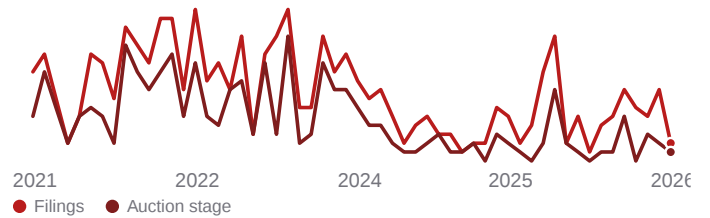
Median annualized return at resale

+3.5%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	13,533
Median value (AVM)	\$157K
Median size	1,262 ft²
Median bedrooms	3
Median year built	1960
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	2.8%
Owner occupied	64%
Company owned	18%
Median loan-to-value	38%
Typical ownership tenure	10.9 yrs

COMMUNITY

Population	43,411
Density	1,258 / mi²
Median household income	\$43K
Average household income	\$56K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	55
Homes occupied	90%
Bachelor's or higher	12%
Poverty rate	24.9%
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.