

Forsyth 31029

ZIP code · GA · Georgia > Monroe County > Forsyth

BUYER'S MARKET

\$301K

MEDIAN SALE PRICE

-0.4%

1-YR CHANGE

242

SALES (12 MO)

\$306K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



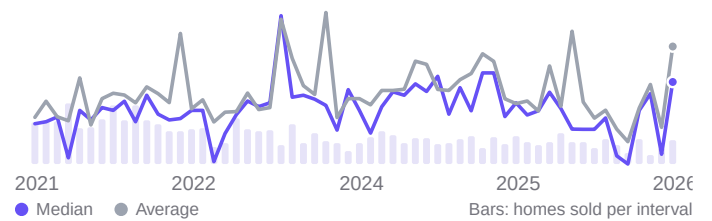
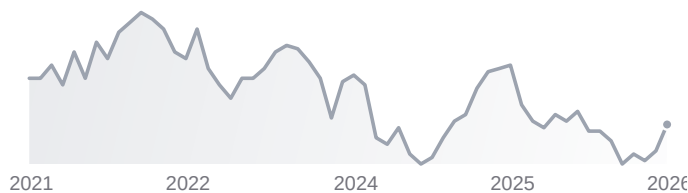
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

37 / 100

Sale prices

Median \$375K · Average \$469K

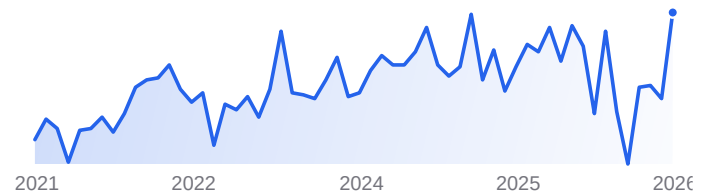
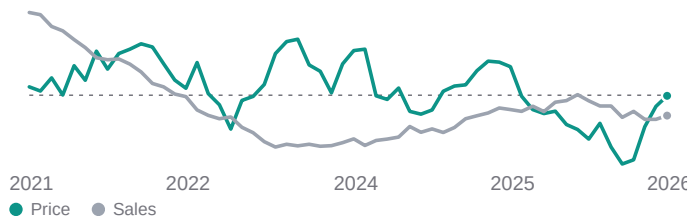


Growth (year over year)

Price -0.4% · Sales -12.9%

Price per square foot

\$179/ft²

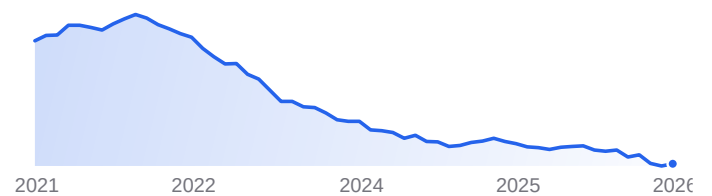


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

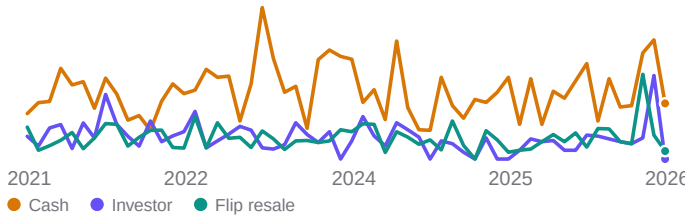
3.4%



BUYERS & OUTCOMES

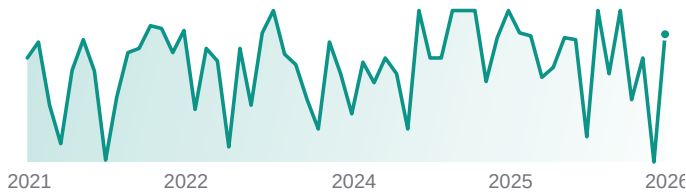
Buyer mix

Cash 29% · Investor 0% · Flip resale 4.2%



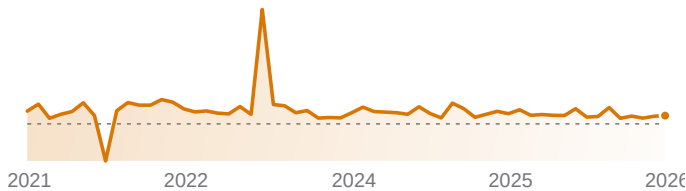
Sellers who sold at a gain

94%

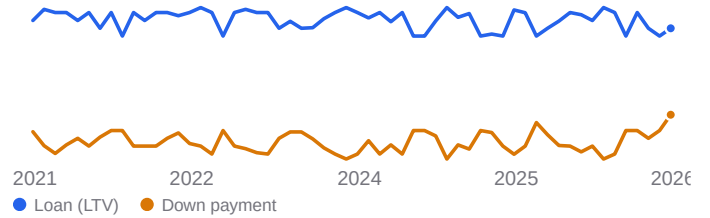


Median annualized return at resale

+5.7%

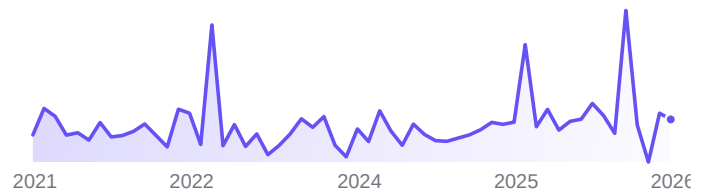


Financing (share of purchase price) Loan (LTV) 85% · Down payment 30%



Typical hold before selling

4.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,112
Median value (AVM)	\$306K
Median size	1,824 ft²
Median bedrooms	3
Median year built	1997
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.8%
Owner occupied	84%
Company owned	9.4%
Median loan-to-value	49%
Typical ownership tenure	9.5 yrs

COMMUNITY

Population	19,983
Density	79 / mi²
Median household income	\$71K
Average household income	\$93K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	45
Homes occupied	92%
Bachelor's or higher	14%
Poverty rate	13.0%
Unemployment	1.0%
Average temp	64°F
Annual precip	48 in
Sunshine	61%

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