

Local Market Update – January 2023

A Research Tool Provided by Georgia Association of REALTORS



Forsyth County

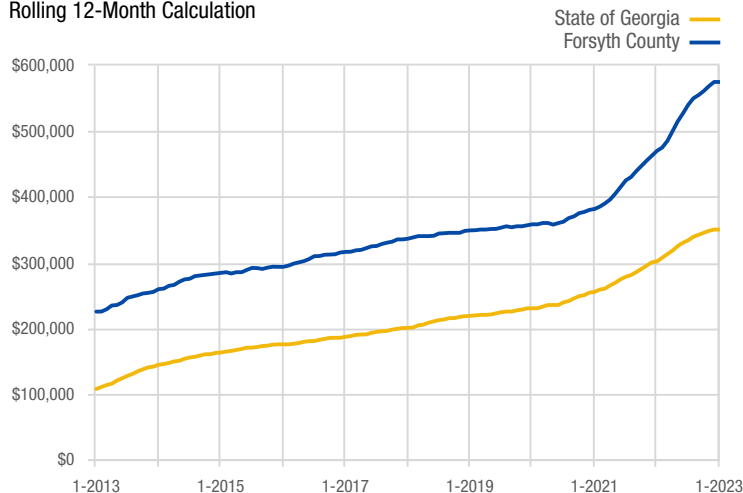
Single Family	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
Key Metrics						
New Listings	213	223	+ 4.7%	213	223	+ 4.7%
Pending Sales	199	207	+ 4.0%	199	207	+ 4.0%
Closed Sales	193	117	- 39.4%	193	117	- 39.4%
Days on Market Until Sale	25	40	+ 60.0%	25	40	+ 60.0%
Median Sales Price*	\$475,000	\$475,000	0.0%	\$475,000	\$475,000	0.0%
Average Sales Price*	\$530,784	\$504,156	- 5.0%	\$530,784	\$504,156	- 5.0%
Percent of List Price Received*	102.3%	97.2%	- 5.0%	102.3%	97.2%	- 5.0%
Inventory of Homes for Sale	154	300	+ 94.8%	—	—	—
Months Supply of Inventory	0.5	1.2	+ 140.0%	—	—	—

Townhouse/Condo	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
Key Metrics						
New Listings	30	24	- 20.0%	30	24	- 20.0%
Pending Sales	23	26	+ 13.0%	23	26	+ 13.0%
Closed Sales	16	16	0.0%	16	16	0.0%
Days on Market Until Sale	13	59	+ 353.8%	13	59	+ 353.8%
Median Sales Price*	\$426,750	\$417,500	- 2.2%	\$426,750	\$417,500	- 2.2%
Average Sales Price*	\$442,819	\$467,533	+ 5.6%	\$442,819	\$467,533	+ 5.6%
Percent of List Price Received*	104.1%	99.1%	- 4.8%	104.1%	99.1%	- 4.8%
Inventory of Homes for Sale	14	35	+ 150.0%	—	—	—
Months Supply of Inventory	0.8	1.3	+ 62.5%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

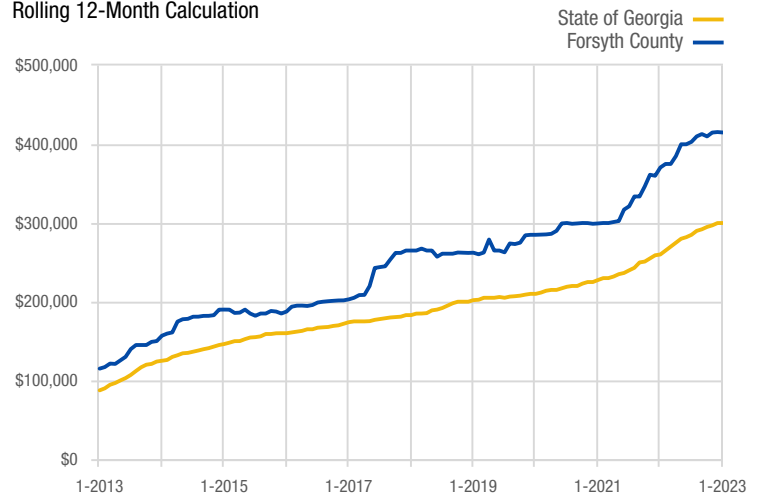
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Current as of February 16, 2023. All data from the multiple listing services in the state of Georgia. Report © 2023 ShowingTime.