

Local Market Update – October 2023

A Research Tool Provided by Georgia Association of REALTORS



Forsyth County

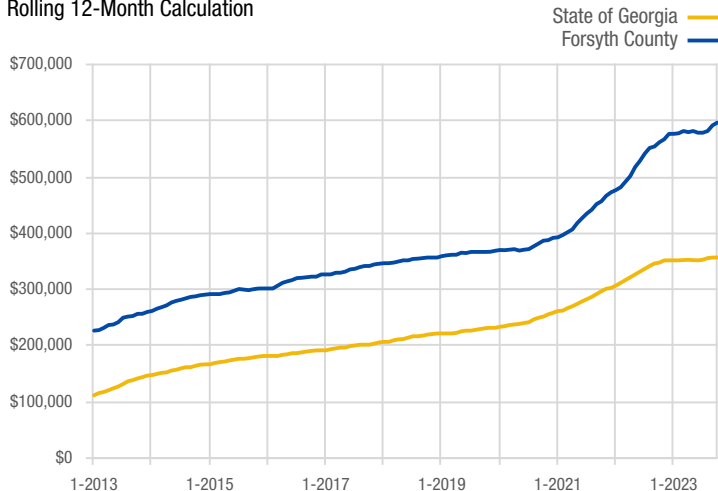
Single Family	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
Key Metrics						
New Listings	261	276	+ 5.7%	3,634	2,745	- 24.5%
Pending Sales	169	164	- 3.0%	2,687	2,158	- 19.7%
Closed Sales	226	171	- 24.3%	2,746	2,126	- 22.6%
Days on Market Until Sale	28	23	- 17.9%	18	25	+ 38.9%
Median Sales Price*	\$558,000	\$635,000	+ 13.8%	\$575,000	\$600,000	+ 4.3%
Average Sales Price*	\$606,908	\$714,794	+ 17.8%	\$626,062	\$653,235	+ 4.3%
Percent of List Price Received*	98.8%	99.4%	+ 0.6%	102.6%	99.4%	- 3.1%
Inventory of Homes for Sale	500	357	- 28.6%	—	—	—
Months Supply of Inventory	1.9	1.8	- 5.3%	—	—	—

Townhouse/Condo	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
Key Metrics						
New Listings	26	31	+ 19.2%	398	302	- 24.1%
Pending Sales	20	21	+ 5.0%	296	249	- 15.9%
Closed Sales	24	22	- 8.3%	295	248	- 15.9%
Days on Market Until Sale	13	19	+ 46.2%	12	34	+ 183.3%
Median Sales Price*	\$373,750	\$428,750	+ 14.7%	\$417,500	\$441,000	+ 5.6%
Average Sales Price*	\$406,313	\$464,543	+ 14.3%	\$432,684	\$457,388	+ 5.7%
Percent of List Price Received*	99.9%	100.3%	+ 0.4%	102.7%	100.0%	- 2.6%
Inventory of Homes for Sale	58	40	- 31.0%	—	—	—
Months Supply of Inventory	2.1	1.7	- 19.0%	—	—	—

* 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.

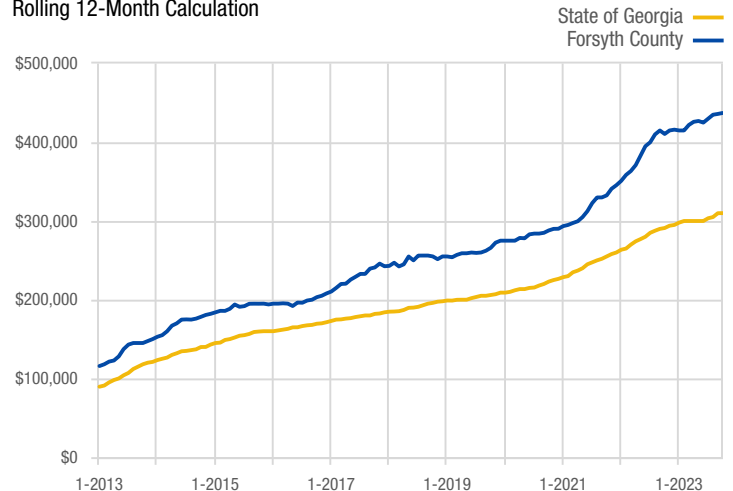
Median Sales Price - Single Family

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