

Local Market Update – March 2021

A Research Tool Provided by Georgia Association of REALTORS



Forsyth County

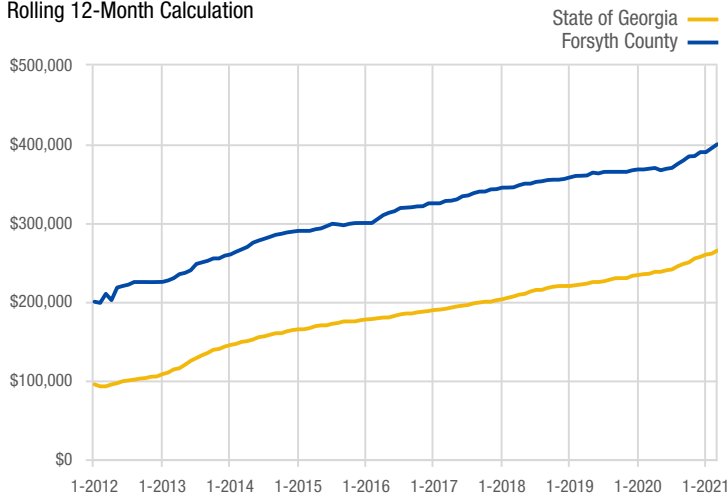
Single Family	March			Year to Date		
	2020	2021	% Change	Thru 3-2020	Thru 3-2021	% Change
Key Metrics						
New Listings	518	391	- 24.5%	1,239	892	- 28.0%
Pending Sales	297	347	+ 16.8%	888	845	- 4.8%
Closed Sales	306	295	- 3.6%	746	711	- 4.7%
Days on Market Until Sale	57	28	- 50.9%	64	30	- 53.1%
Median Sales Price*	\$374,700	\$437,500	+ 16.8%	\$368,000	\$420,300	+ 14.2%
Average Sales Price*	\$406,092	\$480,065	+ 18.2%	\$397,414	\$462,218	+ 16.3%
Percent of List Price Received*	98.3%	100.5%	+ 2.2%	97.9%	100.0%	+ 2.1%
Inventory of Homes for Sale	830	202	- 75.7%	—	—	—
Months Supply of Inventory	2.6	0.6	- 76.9%	—	—	—

Townhouse/Condo	March			Year to Date		
	2020	2021	% Change	Thru 3-2020	Thru 3-2021	% Change
Key Metrics						
New Listings	41	36	- 12.2%	113	87	- 23.0%
Pending Sales	17	29	+ 70.6%	89	87	- 2.2%
Closed Sales	31	30	- 3.2%	83	80	- 3.6%
Days on Market Until Sale	51	10	- 80.4%	56	41	- 26.8%
Median Sales Price*	\$290,325	\$319,500	+ 10.0%	\$285,500	\$311,000	+ 8.9%
Average Sales Price*	\$295,211	\$325,415	+ 10.2%	\$291,955	\$315,118	+ 7.9%
Percent of List Price Received*	98.6%	100.9%	+ 2.3%	98.2%	100.0%	+ 1.8%
Inventory of Homes for Sale	76	16	- 78.9%	—	—	—
Months Supply of Inventory	2.2	0.4	- 81.8%	—	—	—

* 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.

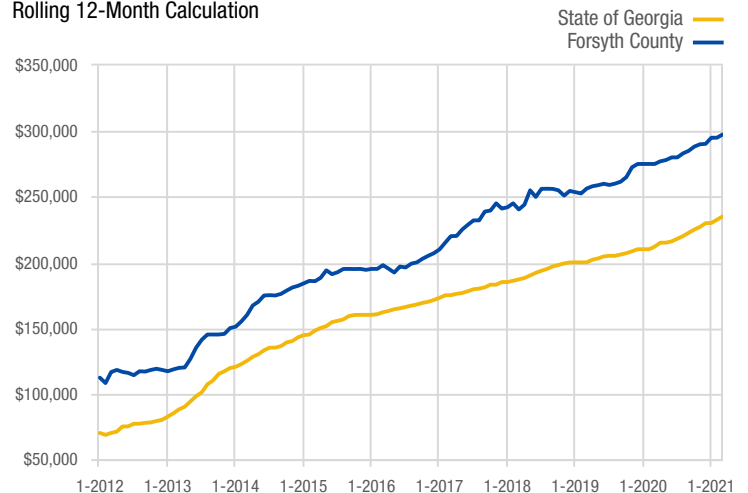
Median Sales Price - Single Family

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 April 16, 2021. All data from the multiple listing services in the state of Georgia. Report © 2021 ShowingTime.