

Local Market Update – December 2022

A Research Tool Provided by Georgia Association of REALTORS



Forsyth County

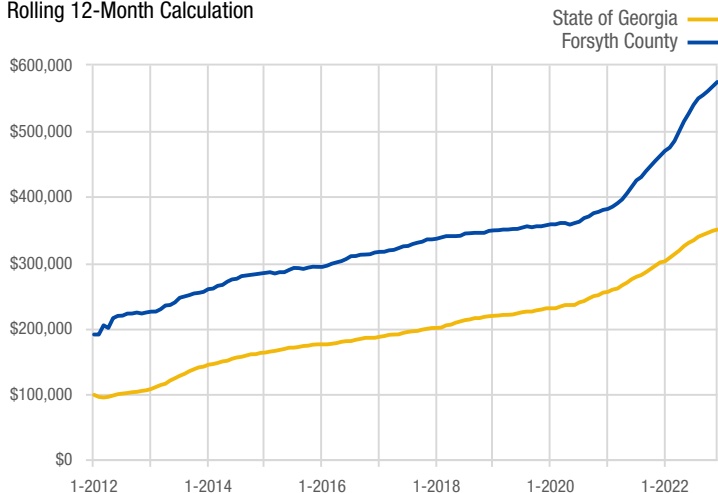
Single Family	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
Key Metrics						
New Listings	177	139	- 21.5%	4,282	3,945	- 7.9%
Pending Sales	189	119	- 37.0%	3,871	2,928	- 24.4%
Closed Sales	271	149	- 45.0%	3,956	3,024	- 23.6%
Days on Market Until Sale	23	36	+ 56.5%	17	20	+ 17.6%
Median Sales Price*	\$515,000	\$555,000	+ 7.8%	\$462,450	\$575,000	+ 24.3%
Average Sales Price*	\$570,879	\$576,041	+ 0.9%	\$516,054	\$623,897	+ 20.9%
Percent of List Price Received*	101.9%	98.3%	- 3.5%	101.9%	102.1%	+ 0.2%
Inventory of Homes for Sale	166	379	+ 128.3%	—	—	—
Months Supply of Inventory	0.5	1.6	+ 220.0%	—	—	—

Townhouse/Condo	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
Key Metrics						
New Listings	20	17	- 15.0%	225	439	+ 95.1%
Pending Sales	16	17	+ 6.3%	212	330	+ 55.7%
Closed Sales	29	30	+ 3.4%	187	342	+ 82.9%
Days on Market Until Sale	19	31	+ 63.2%	15	14	- 6.7%
Median Sales Price*	\$356,000	\$424,539	+ 19.3%	\$360,000	\$415,513	+ 15.4%
Average Sales Price*	\$375,607	\$428,140	+ 14.0%	\$375,074	\$432,623	+ 15.3%
Percent of List Price Received*	100.2%	98.5%	- 1.7%	101.3%	102.2%	+ 0.9%
Inventory of Homes for Sale	10	46	+ 360.0%	—	—	—
Months Supply of Inventory	0.6	1.7	+ 183.3%	—	—	—

* 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.

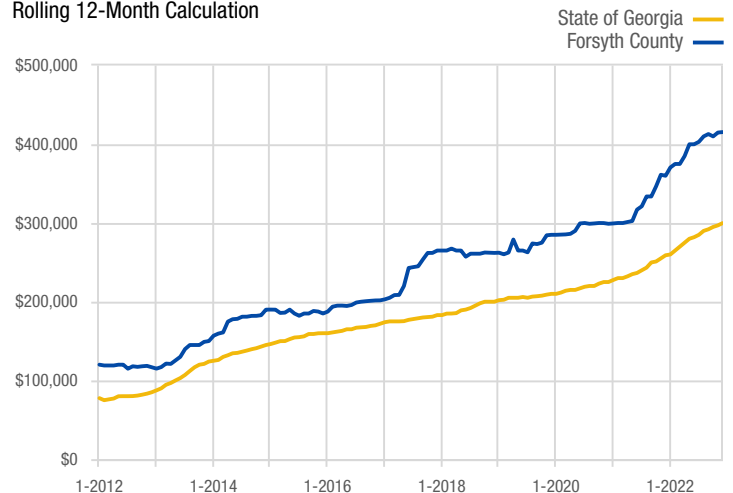
Median Sales Price - Single Family

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 January 17, 2023. All data from the multiple listing services in the state of Georgia. Report © 2023 ShowingTime.