

# Local Market Update – December 2018

A research tool provided by First Multiple Listing Service.



## Forsyth County

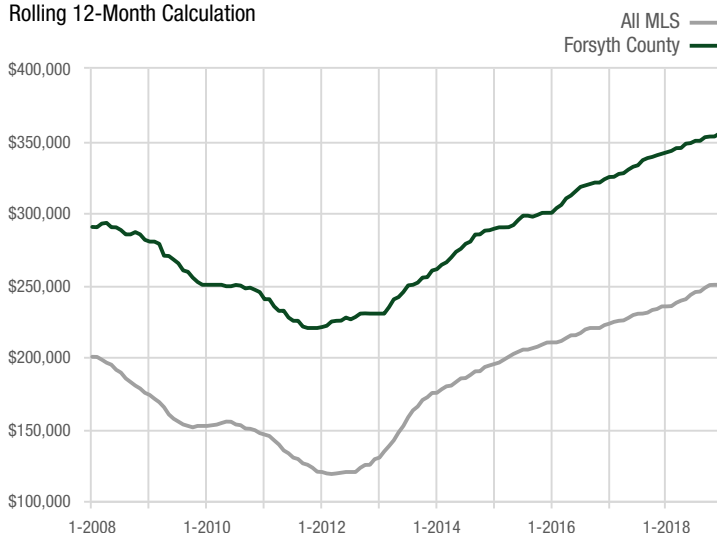
Residential Detached	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
<b>Key Metrics</b>						
New Listings	271	<b>263</b>	- 3.0%	6,620	<b>6,406</b>	- 3.2%
Pending Sales	250	<b>210</b>	- 16.0%	4,569	<b>4,433</b>	- 3.0%
Closed Sales	383	<b>261</b>	- 31.9%	4,583	<b>4,468</b>	- 2.5%
Days on Market Until Sale	68	<b>83</b>	+ 22.1%	56	<b>56</b>	0.0%
Median Sales Price*	\$340,000	<b>\$361,245</b>	+ 6.2%	\$341,000	<b>\$355,000</b>	+ 4.1%
Average Sales Price*	\$368,761	<b>\$383,733</b>	+ 4.1%	\$366,281	<b>\$384,768</b>	+ 5.0%
Percent of List Price Received*	97.9%	<b>97.8%</b>	- 0.1%	97.9%	<b>98.0%</b>	+ 0.1%
Inventory of Homes for Sale	1,089	<b>1,108</b>	+ 1.7%	—	—	—
Months Supply of Inventory	2.9	<b>3.0</b>	+ 3.4%	—	—	—

Residential Attached	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
<b>Key Metrics</b>						
New Listings	17	<b>15</b>	- 11.8%	551	<b>543</b>	- 1.5%
Pending Sales	15	<b>16</b>	+ 6.7%	465	<b>462</b>	- 0.6%
Closed Sales	47	<b>33</b>	- 29.8%	493	<b>461</b>	- 6.5%
Days on Market Until Sale	36	<b>39</b>	+ 8.3%	34	<b>30</b>	- 11.8%
Median Sales Price*	\$219,900	<b>\$255,000</b>	+ 16.0%	\$235,000	<b>\$253,000</b>	+ 7.7%
Average Sales Price*	\$246,382	<b>\$283,071</b>	+ 14.9%	\$254,776	<b>\$269,091</b>	+ 5.6%
Percent of List Price Received*	99.8%	<b>98.9%</b>	- 0.9%	98.9%	<b>98.7%</b>	- 0.2%
Inventory of Homes for Sale	52	<b>55</b>	+ 5.8%	—	—	—
Months Supply of Inventory	1.3	<b>1.4</b>	+ 7.7%	—	—	—

\* 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.

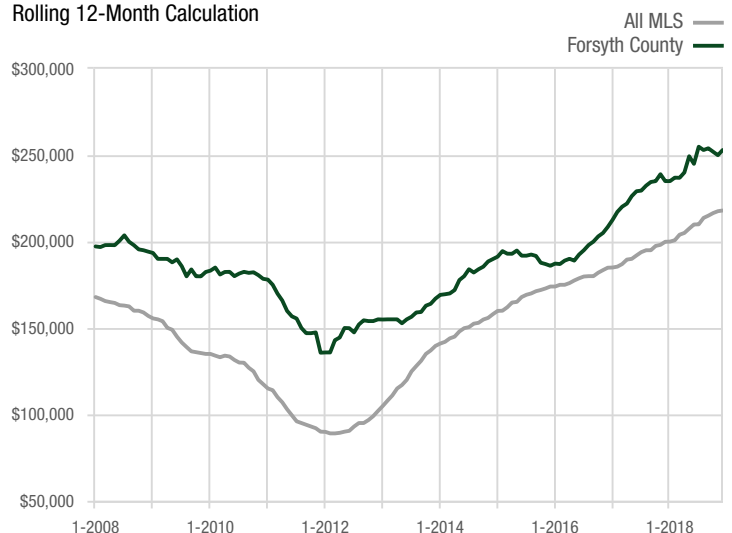
### Median Sales Price - Residential Detached

Rolling 12-Month Calculation



### Median Sales Price - Residential Attached

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 28, 2019. All data from First Multiple Listing Service. Report © 2019 ShowingTime.