

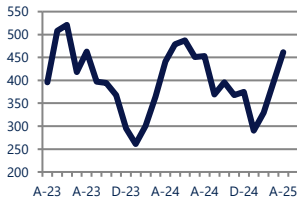
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **FORSYTH COUNTY HOUSING MARKET**

APRIL 2025

Units Sold

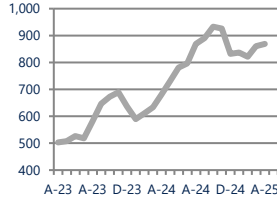
461



Up 5%
Vs. Year Ago

Active Inventory

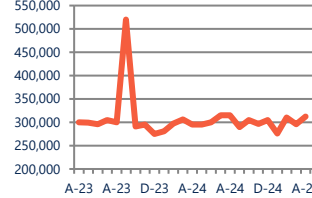
869



Up 28%
Vs. Year Ago

Median Sale Price

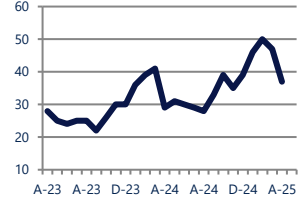
\$312,500



Up 6%
Vs. Year Ago

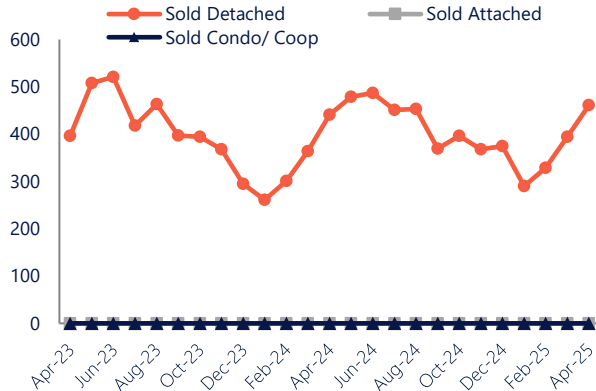
Days On Market

37



Up 28%
Vs. Year Ago

Units Sold*



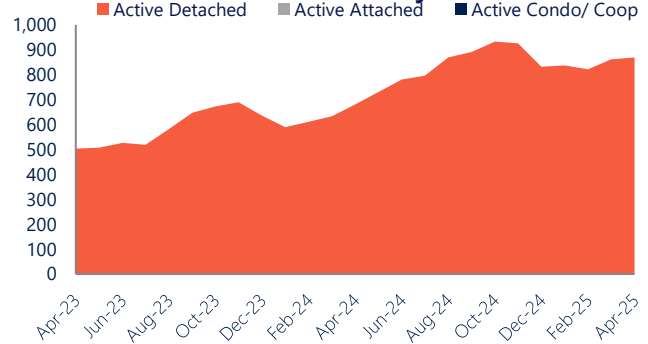
Units Sold

There was an increase in total units sold in April, with 461 sold this month in Forsyth County versus 394 last month, an increase of 17%. This month's total units sold was higher than at this time last year, an increase of 5% versus April 2024.

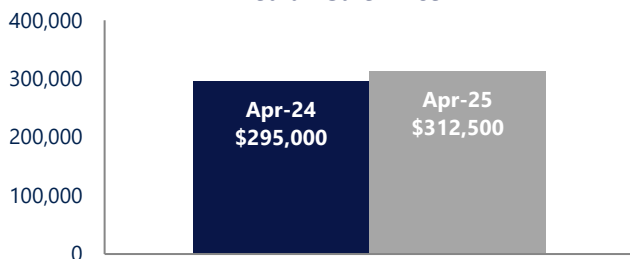
Active Inventory

Versus last year, the total number of homes available this month is higher by 189 units or 28%. The total number of active inventory this April was 869 compared to 680 in April 2024. This month's total of 869 is higher than the previous month's total supply of available inventory of 861, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Forsyth County Homes was \$295,000. This April, the median sale price was \$312,500, an increase of 6% or \$17,500 compared to last year. The current median sold price is 6% higher than in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

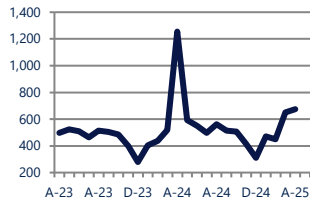
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **FORSYTH COUNTY HOUSING MARKET**

APRIL 2025

New Listings

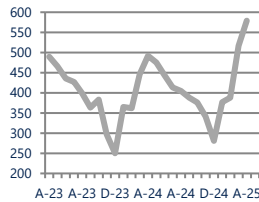
674



Down -46%
Vs. Year Ago

Current Contracts

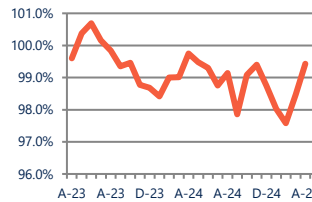
579



Up 18%
Vs. Year Ago

Sold Vs. List Price

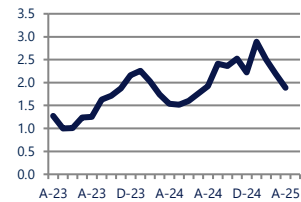
99.4%



No Change
Vs. Year Ago

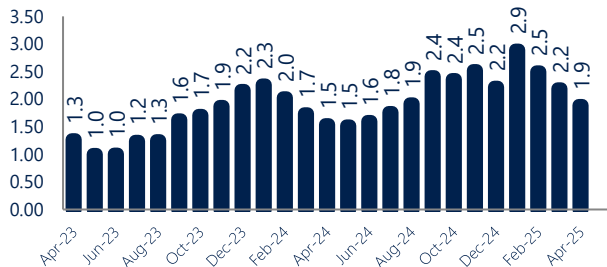
Months of Supply

1.9



Up 23%
Vs. Year Ago

Months Of Supply



Months of Supply

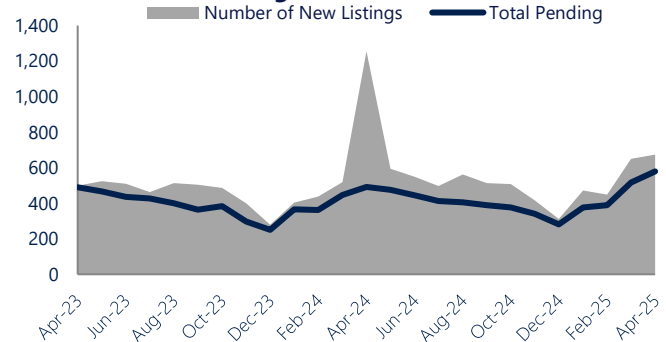
In April, there was 1.9 months of supply available in Forsyth County, compared to 1.5 in April 2024. That is an increase of 22% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

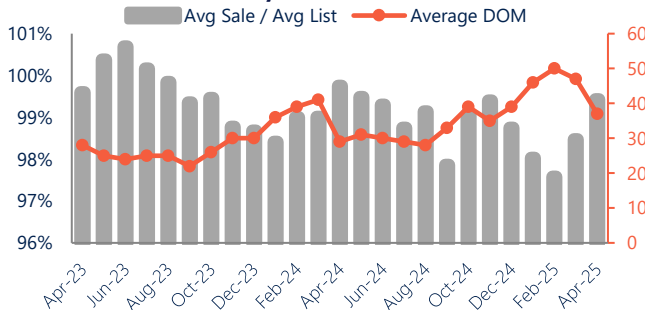
New Listings & Current Contracts

This month there were 674 homes newly listed for sale in Forsyth County compared to 1,255 in April 2024, a decrease of 46%. There were 579 current contracts pending sale this April compared to 492 a year ago. The number of current contracts is 18% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Forsyth County was 99.4% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 37, higher than the average last year, which was 29, an increase of 28%.