

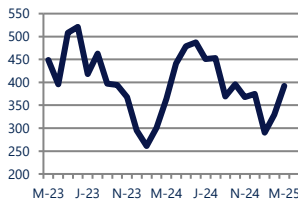
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **FORSYTH COUNTY HOUSING MARKET**

MARCH 2025

Units Sold

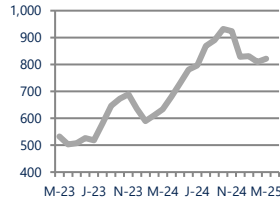
392



Up 8%
Vs. Year Ago

Active Inventory

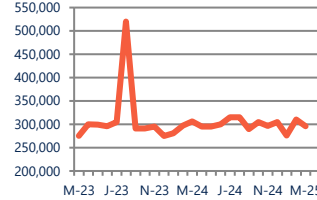
822



Up 30%
Vs. Year Ago

Median Sale Price

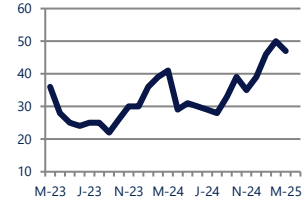
\$295,500



Down -3%
Vs. Year Ago

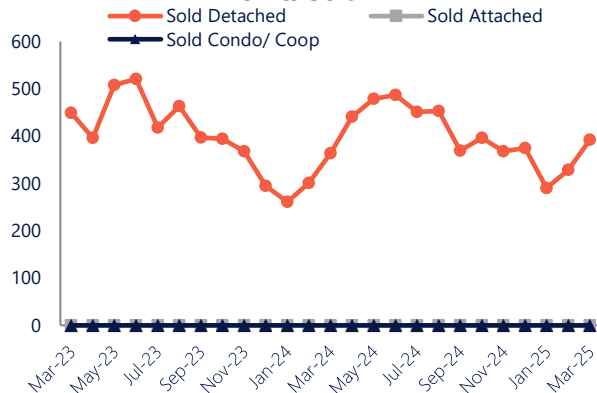
Days On Market

47



Up 15%
Vs. Year Ago

Units Sold*



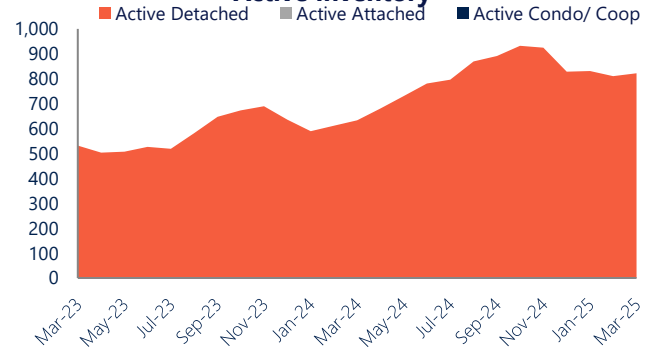
Units Sold

There was an increase in total units sold in March, with 392 sold this month in Forsyth County versus 329 last month, an increase of 19%. This month's total units sold was higher than at this time last year, an increase of 8% versus March 2024.

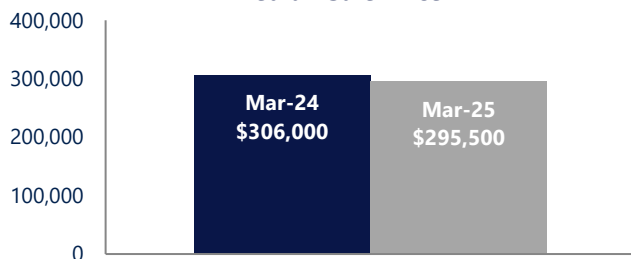
Active Inventory

Versus last year, the total number of homes available this month is higher by 189 units or 30%. The total number of active inventory this March was 822 compared to 633 in March 2024. This month's total of 822 is higher than the previous month's total supply of available inventory of 810, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Forsyth County Homes was \$306,000. This March, the median sale price was \$295,500, a decrease of 3% or \$10,500 compared to last year. The current median sold price is 5% lower than in February.

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

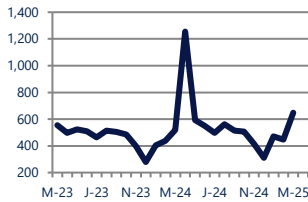
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **FORSYTH COUNTY HOUSING MARKET**

MARCH 2025

New Listings

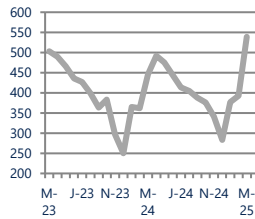
649



Up 25%
Vs. Year Ago

Current Contracts

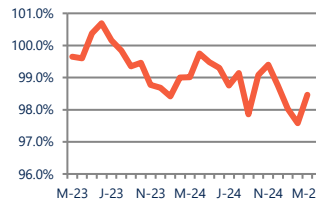
539



Up 21%
Vs. Year Ago

Sold Vs. List Price

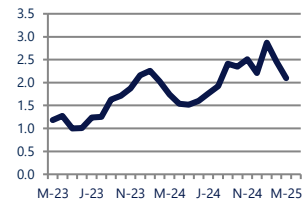
98.5%



Down -0.6%
Vs. Year Ago

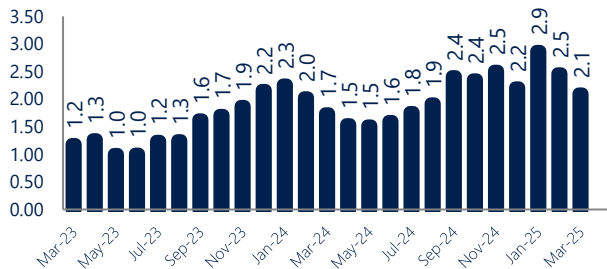
Months of Supply

2.1



Up 21%
Vs. Year Ago

Months Of Supply



Months of Supply

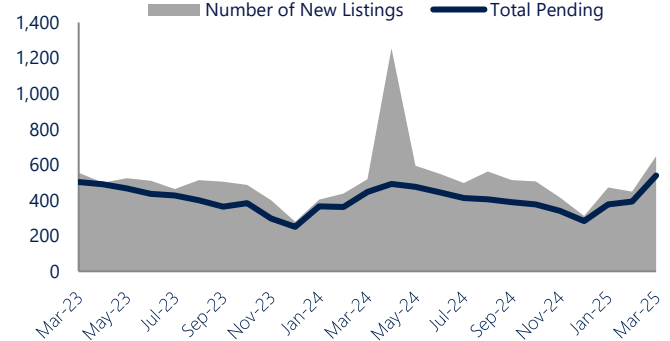
In March, there was 2.1 months of supply available in Forsyth County, compared to 1.7 in March 2024. That is an increase of 21% versus a year ago.

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.

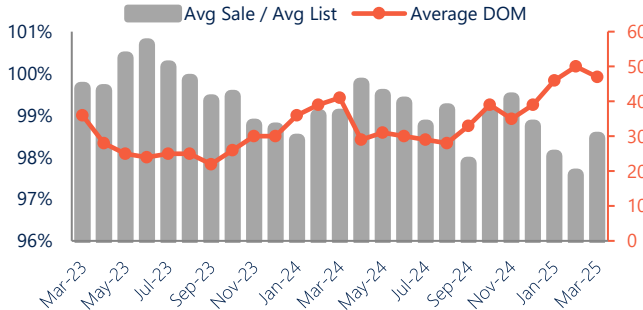
New Listings & Current Contracts

This month there were 649 homes newly listed for sale in Forsyth County compared to 518 in March 2024, an increase of 25%. There were 539 current contracts pending sale this March compared to 446 a year ago. The number of current contracts is 21% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Forsyth County was 98.5% of the average list price, which is 0.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 47, higher than the average last year, which was 41, an increase of 15%.