Local Market Update – October 2026

A Research Tool Provided by Georgia Association of REALTORS

Forsyth County

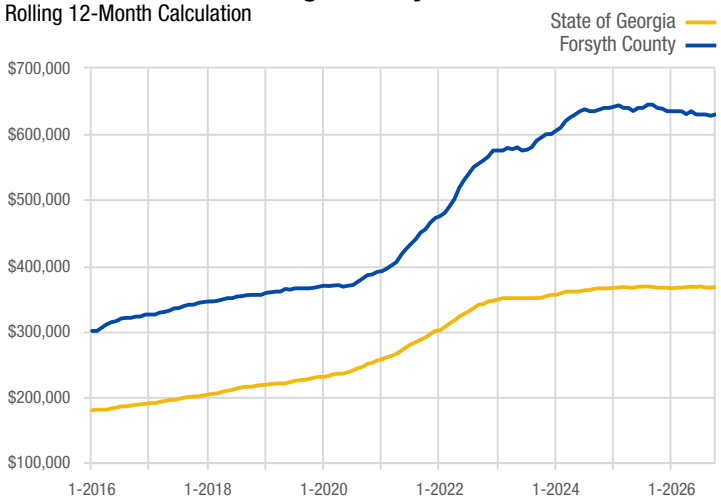
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	406	**368**	- 9.4%	4,323	**4,413**	+ 2.1%
Pending Sales	208	**126**	- 39.4%	2,251	**2,182**	- 3.1%
Closed Sales	213	**158**	- 25.8%	2,154	**2,196**	+ 1.9%
Days on Market Until Sale	51	**56**	+ 9.8%	42	**46**	+ 9.5%
Median Sales Price*	$599,500	**$635,000**	+ 5.9%	$640,000	**$635,053**	- 0.8%
Average Sales Price*	$696,485	**$739,510**	+ 6.2%	$711,330	**$710,349**	- 0.1%
Percent of List Price Received*	97.2%	**97.1%**	- 0.1%	98.0%	**97.8%**	- 0.2%
Inventory of Homes for Sale	898	**1,049**	+ 16.8%	—	**—**	—
Months Supply of Inventory	4.2	**5.0**	+ 19.0%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	43	**57**	+ 32.6%	420	**507**	+ 20.7%
Pending Sales	28	**16**	- 42.9%	237	**227**	- 4.2%
Closed Sales	18	**17**	- 5.6%	225	**223**	- 0.9%
Days on Market Until Sale	51	**77**	+ 51.0%	45	**54**	+ 20.0%
Median Sales Price*	$502,450	**$435,000**	- 13.4%	$470,000	**$450,000**	- 4.3%
Average Sales Price*	$518,106	**$452,746**	- 12.6%	$488,904	**$480,862**	- 1.6%
Percent of List Price Received*	97.4%	**97.9%**	+ 0.5%	97.9%	**98.2%**	+ 0.3%
Inventory of Homes for Sale	107	**134**	+ 25.2%	—	**—**	—
Months Supply of Inventory	4.9	**6.2**	+ 26.5%	—	**—**	—

* 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.

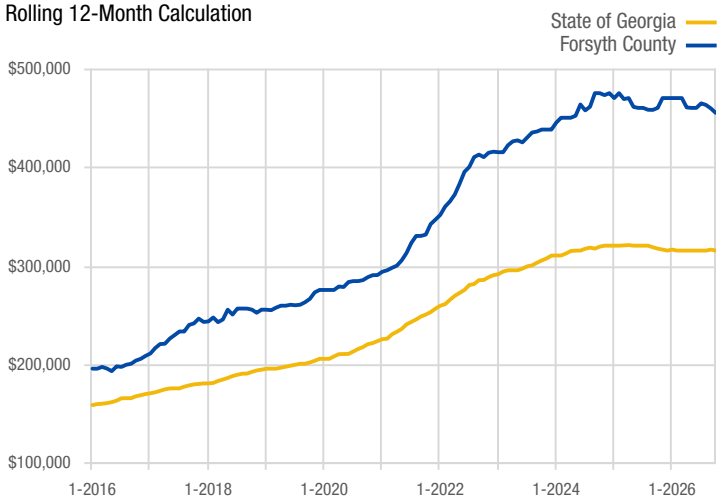
Median Sales Price - Single Family

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 November 16, 2026. All data from the multiple listing services in the state of Georgia. Report © 2026 ShowingTime Plus, LLC.