

Single Highest Producing Agent on the Shady Grove Peninsula

Median Sales Price



Each data point is one month of activity. Data is from August 7, 2026.

All data from First Multiple Listing Service®. InfoSparks® 2026 ShowingTime Plus, LLC.

Forsyth County Market Update | July 2026

A Balanced Market Creates New Opportunities for Buyers and Sellers

The Forsyth County real estate market continues to show signs of balance as we move through 2026. Buyers are gaining more opportunities to negotiate, while sellers who focus on accurate pricing and strong marketing strategies are still finding success.

In July 2026, homes in the market sold for approximately 96.6% of their original list price, meaning sellers accepted offers averaging about 3.4% below their initial asking price.

This shift creates more flexibility for buyers, allowing additional opportunities to negotiate on pricing, repairs, and seller concessions. However, well-priced homes that are prepared and marketed effectively continue to attract serious buyers.

For sellers, understanding current market conditions and pricing correctly is more important than ever. For buyers, this market provides more room to evaluate options and make confident decisions.

Average Sales Price \$614,950

This is down by 0.8% from this time last year.

Number of Transactions is 330

This number is up by 4.8% from last year.

Number of New Listings is 522

This number is down by 5.8% from last year.

Ready to Make Your Move in 2026?

Lake Lanier Level Today
1066.39 Feet MSL

As of Friday,08/07/26. Level is 4.61 feet below full pool of 1,071.00

Past 6 Months Closings

**All Shady Grove Closings
Lake Lanier Closings
New Construction Closings**

Call us today to sell
yours fast!

Everything For Sale

**All Shady Grove Homes
All Lake Lanier Homes
New Construction Homes
Motivated Sellers**

Let's meet for coffee (on me) and talk about my real estate strategies that can help you reach your goals.

Book a time [HERE](#)

or call/text me: 770.906.7036
or email me liveloveforsyth@gmail.com



Cherie

Thank you for your time today
I look forward to working with you now or in the future



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