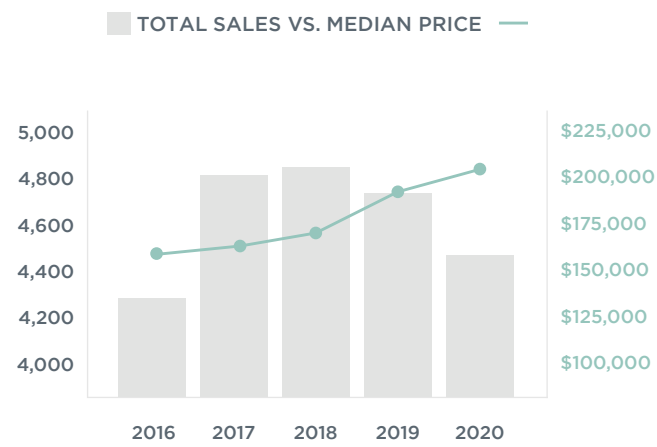
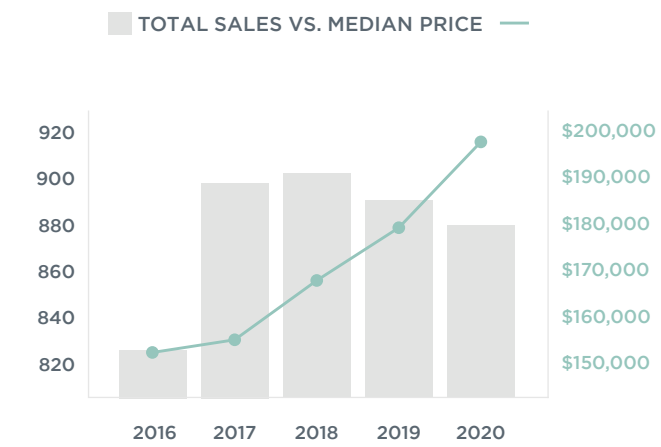


TRIAD MARKET ANALYSIS



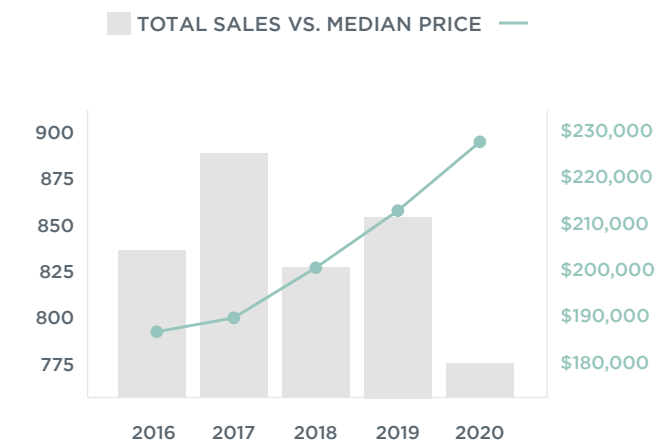
MSA	2019	%	2020	TREND
Total Sales	4,734	-5.98	4,451	▼
Median Price	\$185,050	10.73	\$204,900	▲
Price per Sq. Ft.	\$103	6.80	\$110	▲
Days on Market	57	-19.30	46	▼
Avg. List Price	\$242,184	5.32	\$255,071	▲
Avg. Sales Price	\$217,637	4.21	\$226,790	▲
Total Volume	\$1,030,292,490	-2.02	\$1,009,441,574	▼

NORTHERN/BROWNS SUMMIT



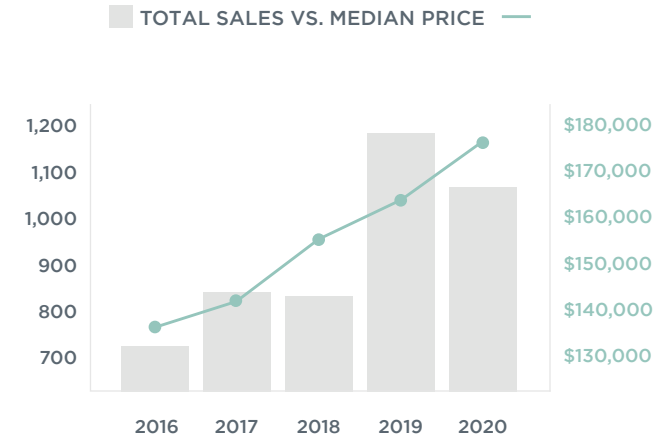
	2019	%	2020	TREND
Total Sales	890	-1.12	880	▼
Median Price	\$180,000	10.13	\$198,225	▲
Price per Sq. Ft.	\$104	4.81	\$109	▲
Days on Market	58	-10.34	52	▼
Avg. List Price	\$253,076	-5.96	\$237,987	▼
Avg. Sales Price	\$223,585	-0.03	\$223,523	FLAT
Total Volume	\$198,990,650	-1.15	\$196,700,240	▼

CITY OF GREENSBORO



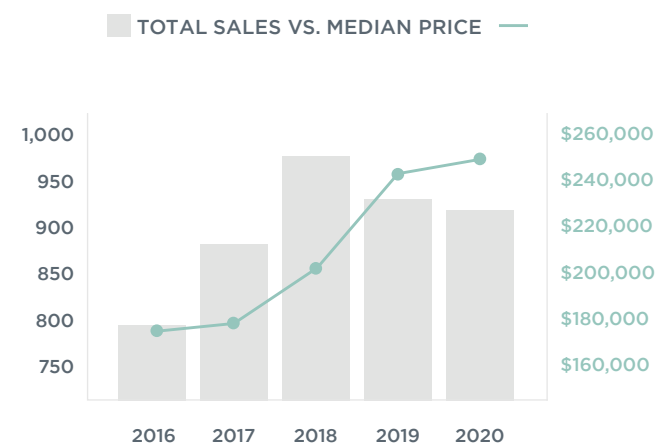
	2019	%	2020	TREND
Total Sales	849	-8.72	775	▼
Median Price	\$212,900	7.56	\$229,000	▲
Price per Sq. Ft.	\$114	7.89	\$123	▲
Days on Market	46	-15.22	39	▼
Avg. List Price	\$285,224	4.17	\$297,108	▲
Avg. Sales Price	\$249,911	0.97	\$252,326	FLAT
Total Volume	\$212,174,439	-7.83	\$195,552,650	▼

SOUTHERN/HIGH POINT/JAMESTOWN



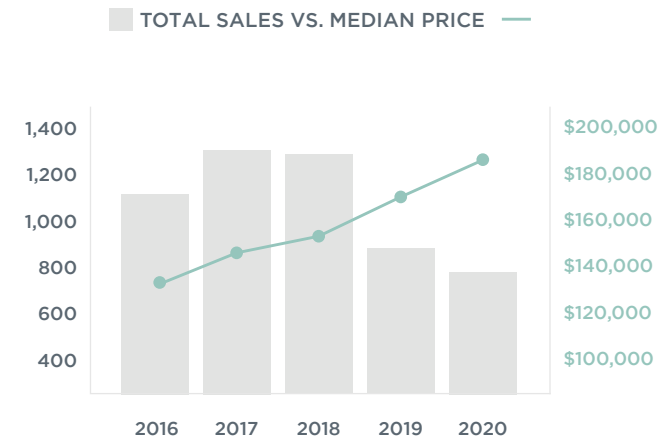
	2019	%	2020	TREND
Total Sales	1,195	-9.21	1,085	▼
Median Price	\$162,000	8.02	\$175,000	▲
Price per Sq. Ft.	\$92	10.87	\$102	▲
Days on Market	54	-20.37	43	▼
Avg. List Price	\$189,308	18.30	\$223,944	▲
Avg. Sales Price	\$178,537	5.26	\$187,928	▲
Total Volume	\$213,351,715	-4.43	\$203,901,880	▼

SUMMERFIELD/OAK RIDGE/KERNERSVILLE



	2019	%	2020	TREND
Total Sales	937	-1.81	920	▼
Median Price	\$241,190	5.68	\$254,900	▲
Price per Sq. Ft.	\$110	8.18	\$119	▲
Days on Market	74	-28.38	53	▼
Avg. List Price	\$304,842	2.05	\$311,083	▲
Avg. Sales Price	\$264,955	6.08	\$281,076	▲
Total Volume	\$248,262,835	4.16	\$258,589,920	▲

SOUTHEAST/FOREST OAKS/MCCLEANSVILLE/WHITSETT



	2019	%	2020	TREND
Total Sales	863	-8.34	791	▼
Median Price	\$167,000	10.48	\$184,500	▲
Price per Sq. Ft.	\$94	7.45	\$101	▲
Days on Market	53	-16.98	44	▼
Avg. List Price	\$187,024	9.06	\$203,972	▲
Avg. Sales Price	\$182,517	5.35	\$192,285	▲
Total Volume	\$157,512,171	-3.44	\$152,097,435	▼

Nest Realty Greensboro

HOW'S THE MARKET?

2020 has undoubtedly become a year of challenges and changes. You may ask, "How does this relate to real estate?" Our passion is real estate; we study market trends, interest rates, the big picture, and how it affects us locally to prepare a game plan for our clients, whether buying or selling.

The Triad market remains strong across the board, with interest rates at lows unheard of in our lifetime. Multiple offers are becoming commonplace due to the continuing low inventory of homes available. Nest Realty Greensboro agents are experienced negotiators who can help you field multiple offers and best position you to "win." This experience becomes valuable, especially if you are selling to buy, as the domino effect can be hard to navigate.

Nest Realty Greensboro is here to help, backed by our many years of market research and the experience to guide you through any market changes that come our way. We aren't surprised or scared of a challenge, so let's work together to move you!



\$204,900
MEDIAN SALES PRICE



4,451
TOTAL SALES



\$255,071
AVG. LIST PRICE



*The Triad MSA includes the City of Greensboro and Guilford County. Data as of 7/19/20.

For more information and market analysis, visit [nestrealty.com/greensboro/reports](https://www.nestrealty.com/greensboro/reports)