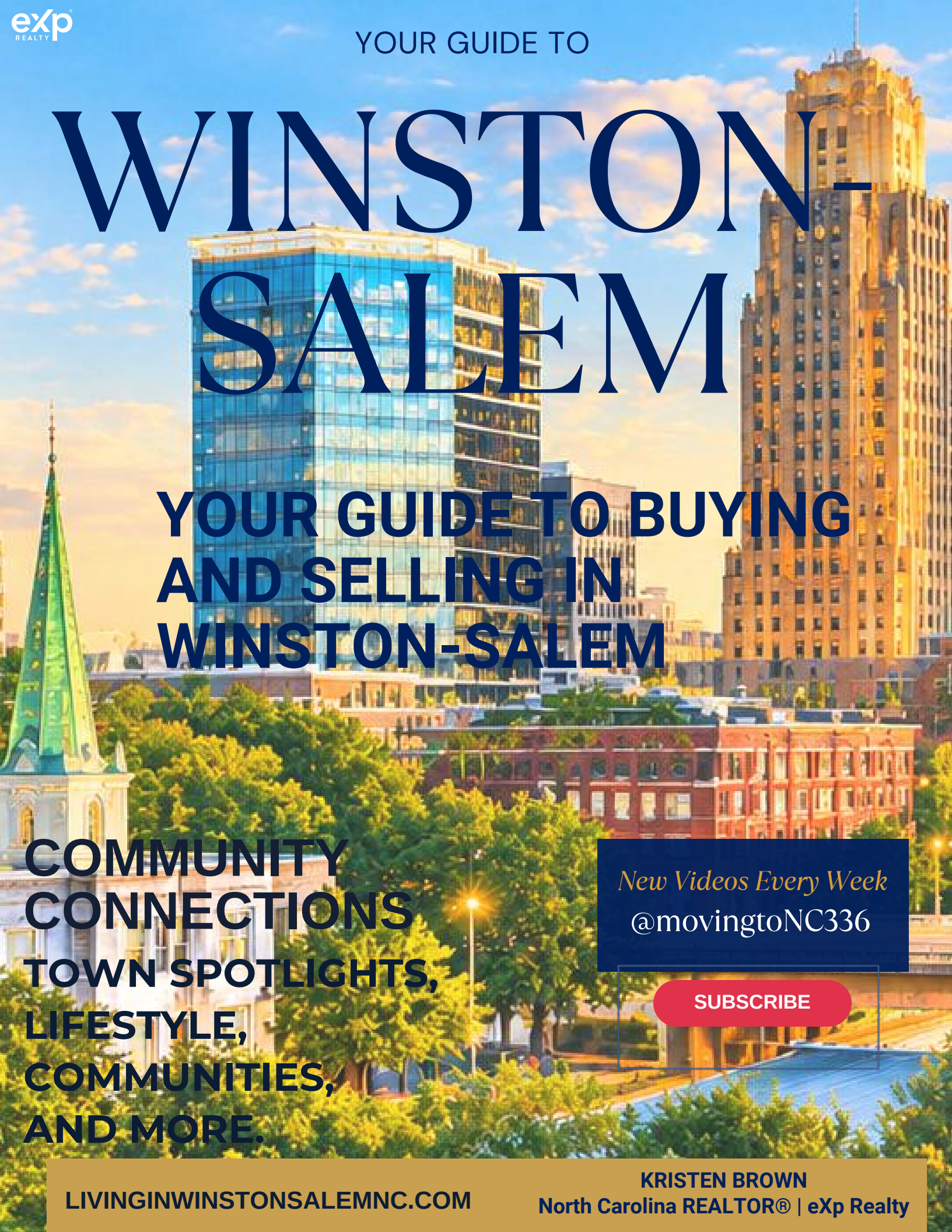

eXp REALTY
YOUR GUIDE TO
WINSTON-SALEM
YOUR GUIDE TO BUYING AND SELLING IN WINSTON-SALEM
COMMUNITY CONNECTIONS
TOWN SPOTLIGHTS, LIFESTYLE, COMMUNITIES, AND MORE.
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WELCOME



"Thank you for downloading this guide!"

Moving to a new city is a big step, and you deserve the full picture before you decide.

This guide is your insider's look at Winston-Salem and the towns around it: taxes, everyday costs, weather, neighborhoods, healthcare, and the places locals love to eat, shop, and explore.

Whether you're relocating for retirement, work, family, or a fresh start, use it to narrow down where you'd like to live.

Inside you'll find a snapshot of each county, a town by town look at where to live, and a calendar of the events that make this area feel like home.

Want to see it for yourself? Check out my YouTube channel, @movingtoNC336, for neighborhood tours and real cost of living numbers.

When you're ready, I'm here to help you find the home that fits your life. Welcome to Winston-Salem!

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WHY WINSTON-SALEM?



"The City of Arts and Innovation."

Room to breathe: median home prices across the area range from about $290,000 to $320,000, depending on the county.

Four mild seasons: real color in the fall, a light winter, and months when you barely touch the thermostat.

Arts and music: UNC School of the Arts, Reynolda House, the North Carolina Museum of Art Winston-Salem, live music at The Ramkat, and free summer concerts.

Higher education:
Wake Forest University, Winston-Salem State University, Salem College, UNC School of the Arts, Carolina University, and Forsyth Technical Community College.

Food and wine: a chef driven restaurant scene, farmers markets most of the year, and the Yadkin Valley wine region next door.

Mountains and beach: the Blue Ridge Parkway is about 1.5 hours away, the coast about 3.5 to 4 hours.

Easy travel: Piedmont Triad International Airport about 30 minutes, Charlotte and Raleigh Durham airports about 1.5 hours.

Top healthcare options: Atrium Health Wake Forest Baptist, Novant Health, and Cone Health.

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HOW IT COMPARES



Close to it all.

	Winston-Salem NC	Greensboro NC	Charlotte NC	Raleigh NC
Median sale price:	about $316,000	about $292,000	about $411,000	about $425,000
Typical winter:	light snow a few days a year	mild	mild	mild
State income tax:	3.99% flat, dropping to 3.49% in 2027	3.99% flat, dropping to 3.49% in 2027	3.99% flat, dropping to 3.49% in 2027	3.99% flat, dropping to 3.49% in 2027
Electric rate:	about 13¢ per kWh	about 13¢	about 13¢	about 13¢
Drive to the mountains:	about 1.5 hours	about 2 hours	about 2 hours	about 3.5 hours
Drive to the coast:	about 3.5 hours	about 3.5 hours	about 3.5 hours	about 2 hours

Winston-Salem gives you a real downtown, great food, and top hospitals without big city prices or traffic.

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COUNTY DEMOGRAPHICS



"Six counties, one easy drive."

Winston-Salem sits in Forsyth County,
with five more counties within about 30 to 45 minutes.

FORSYTH

about 383,000 people

$316,000

Winston-Salem, Clemmons, Lewisville, Kernersville, Pfafftown, Walkertown, Rural Hall.

DAVIE

about 43,000

$305,000

Advance, Bermuda Run, Mocksville.

DAVIDSON

about 169,000

$300,000

Lexington, Thomasville, Midway.

STOKES

about 45,000

$290,000

King, Walnut Cove, Danbury.

YADKIN

about 37,000

$320,000

Yadkinville, East Bend, Jonesville.

GUILFORD

about 541,000

$295,000

Greensboro, High Point, Oak Ridge, Summerfield.

Populations from the 2020 Census. Home prices change every month, so give me a call for this month's numbers.

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LOCAL TAXES



"A simple, predictable tax picture."

- **State income tax:** a flat 3.99% in 2026, dropping to 3.49% in 2027, with no city or county income tax.
- **Social Security:** not taxed.
- **Estate and inheritance tax:** none.
- **Sales tax:** about 7% total, and groceries carry only a 2% local tax.
- **Property tax:** inside Winston-Salem city limits about $1.15 per $100 of value (about $5,700 a year on a $500,000 home); Forsyth County outside town limits about 55¢ (about $2,760).
- **New residents:** the Highway Use Tax to title your car is capped at $250 per car.

UTILITIES AT A GLANCE

Many homes are all electric, with no oil tank. Water and sewer are billed every other month. Many area homes are on septic so no county sewer bill.

Always confirm your situation with a tax or financial advisor

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LOCAL WEATHER



"Four seasons, the gentle version."

SPRING (March to May): daffodils by early March, dogwoods and azaleas in April, and a few yellow weeks of pollen.

SUMMER (June to August): warm and humid, highs in the upper 80s, afternoon thunderstorms.

FALL (September to November): sunny, crisp, and colorful, with easy mountain leaf peeping trips.

WINTER (December to February): highs around 50; snow falls a few times a year and usually melts in a day or two.

AVERAGE TEMPERATURES				
	Jan	Apr	Jul	Oct
Average Highs	49°F	70°F	88°F	70°F
Lows	29°F	46°F	67°F	48°F

About 44 inches of rain and 9 inches of snow a year.

WHERE TO LIVE?



Here's a simple comparison of where to best live among these towns:

- **Winston-Salem:** walkable neighborhoods near downtown, historic homes, restaurants and the arts close by.
- **Clemmons:** shopping and dining close to home, Tanglewood Park, quick access to I-40, about 15 minutes to downtown.
- **Lewisville:** a small town village feel, wineries nearby, and a little more land, 15 to 20 minutes.
- **Advance and Bermuda Run:** golf, the Yadkin River, and new construction, about 20 minutes.
- **Kernersville:** a charming downtown halfway to Greensboro, about 20 minutes.
- **Pfafftown:** country roads, farms, and larger lots, 15 to 20 minutes.
- **Walkertown:** quiet rural living near Belews Lake, about 20 minutes.
- **King:** views of Pilot Mountain and quick trips to Hanging Rock, about 25 minutes.
- **Lexington:** barbecue, lower property taxes, and value, 25 to 30 minutes.
- **Mocksville:** a classic small town square and farmers market, about 25 minutes.

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EXPLORE WINSTON-SALEM!



CLICK ANY COUNTY TO EXPLORE HOMES AND NEIGHBORHOODS.

"A GREAT PLACE TO LIVE. A BRILLIANT PLACE TO CALL HOME."

Winston-Salem and the surrounding counties offer the perfect blend of opportunity, community, and convenience. From charming small towns to vibrant neighborhoods, each area brings its own character and lifestyle to discover.

Whether you're relocating for work, family, or a fresh start, I'm here to help you find the right fit. Explore each county to learn more about local communities, market insights, and available homes.

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WATCH MY VIDEOS ABOUT LIVING IN WINSTON-SALEM



Stressed about finding the perfect town around Winston-Salem?

Winston-Salem NC Map Tour: Where Should YOU Live?



SUBSCRIBE

"Have you considered living in Clemmons, just 15 minutes from downtown Winston-Salem?"

I walk you through what life is really like here, from what things cost to the towns nobody tells you about.

Moving to Winston-Salem NC? The Real Cost of Living From Someone Who Did It.



SUBSCRIBE

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SHOP LIKE A LOCAL



"Boutiques, galleries, and farmers markets you'll love."

1. **Reynolda Village:** boutiques, dining, and specialty stores in the old farm buildings of the R.J. Reynolds estate, next to Wake Forest University. Favorites include Monkee's, The Bookhouse, and Norman Stockton.
2. **Downtown Arts District on Trade Street and 4th Street:** locally owned shops, galleries, and studios, plus First Friday gallery hops every month.
3. **Mast General Store:** outdoor gear, old fashioned candy, and Southern novelties.
4. **Design Archives Vintage and Handmade Emporium:** artisan goods and vintage clothing in an art deco building.
5. **Just Be:** gifts and North Carolina keepsakes.
6. **The Boho Depot (451 W End Blvd):** a woman owned boutique with colorful clothing, crystals, and home decor.
7. **The Snob Shop (1020 Burke St):** high end consignment.
8. **Wood & Thread Boutique (301 Brookstown Ave):** women's fashion between downtown and Old Salem.
9. **Stratford Village:** locally owned boutiques near Five Points on Stratford Road.

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SHOP LIKE A LOCAL



"Fresh, local, and open most of the year."

ANTIQUES AND THRIFT

Lost in Time Antique Mall (2101 Peters Creek Pkwy), a big space full of vintage collectibles and antiques.

SHOPPING CENTERS

Thruway Shopping Center, Winston-Salem's first shopping center, Hanes Mall, the area's largest mall.

FARMERS MARKETS

Cobblestone Farmers Market near downtown; Piedmont Triad Farmers Market, big and year round; Clemmons Farmers Market in the warmer months; Fair Share Farm's barn store (3868 Transou Rd, Pfafftown).

GROCERY STORES YOU'LL USE

- Food Lion
- Lowes Foods
- Publix
- Harris Teeter
- Trader Joe's
- Whole Foods

DINE LIKE A LOCAL



"Our locally owned favorites."

1. Casual: East of Texas, the best brisket east of Texas plus Tex Mex. The Porch, pork belly tacos and mezcal margaritas. Twisted Pine, smash burgers and birria tacos. Little Pep, pizza and small plates. Bobby Boy Bakeshop, craft bakery and European style cafe. The Place in the West End.

2. Southern: Mozelle's Fresh Southern Bistro. Mama Zoe's, Southern comfort and Greek specialties since 2008.

3. Special nights out: Sushi Rose near Bailey Park, Di Lisio's Italian, Betty on Burke farm to table, Oh! Calcutta regional Indian, Sage & Salt

4. Breweries and cocktails: Fiddlin Fish, Incendiary Brewing, Wise Man, Lesser-Known Beer Co, Foothills Brewpub, Fair Witness Fancy Drinks, Broad Branch Distillery, Bar Nola, STEM Beverage & Supply, and Vintage Sofa Bar.

Many restaurants have free parking, and downtown decks run about $1 an hour.

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YEARLY EVENTS



"Winston-Salem is known for arts, music, and festivals all year long."

April: RiverRun International Film Festival and the Piedmont Earth Day Fair.

Spring through fall: free outdoor concerts and First Friday gallery hops downtown.

August: Winston-Salem Open, pro tennis at Wake Forest right before the US Open.

September: Bookmarks Festival of Books and Authors, the largest book festival in the Carolinas, and FIESTA downtown.

October: Carolina Classic Fair and the Apple Festival at Historic Bethabara Park.

November: Piedmont Craftsmen's Fair.

November to New Year's: Tanglewood Festival of Lights in Clemmons.

December: Christmas at Old Salem and The Nutcracker by UNC School of the Arts.

Tip: *thegotowinstonsalem.com is my go to for what's happening each week.*

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EXPLORE ACTIVITIES



"Mountains, museums, and wine country, all close by."

1. **Tanglewood Park, Clemmons:** over 1,000 acres with trails, golf, horseback riding, and a dog park.
2. **Salem Lake:** a 7 mile trail near downtown for walking, biking, and fishing.
3. **Pilot Mountain State Park:** about 30 minutes north.
4. **Hanging Rock State Park:** waterfalls, a swimming lake, and one of the best hikes in the state.
5. **Blue Ridge Parkway:** about 1.5 hours away for fall color, Blowing Rock, and Boone.
6. **Reynolda House Museum of American Art, Old Salem Museums and Gardens, and the North Carolina Museum of Art Winston-Salem.**
7. **Live music** at The Ramkat.
8. **Yadkin Valley wine region:** Childress, Rayson, Medaloni, Raffaldini, Shelton, Divine Llama, and more.
9. **Winston-Salem** Dash baseball downtown.
10. **Pickleball** everywhere, from free outdoor courts to Dill Dinkers indoor courts.

WINSTON-SALEM EDUCATION



"A college town five times over."

Wake Forest University: a national university with a medical school, plus Deacons football and basketball.

Winston-Salem State University: a historic HBCU founded in 1892.

UNC School of the Arts: performances open to the public all year.

Salem College: one of the oldest colleges for women in the country, in Old Salem.

Forsyth Technical Community College: classes for new skills, hobbies, and enrichment.

Nearby: UNC Greensboro, NC A&T State University, and High Point University.

FOR CURIOUS MINDS

North Carolina residents 65 and older may be able to audit classes at UNC system schools without paying tuition, when space allows.

AREA EMPLOYERS



These employers play a crucial role in the local economy.

Atrium Health Wake Forest Baptist (healthcare and research), Novant Health (healthcare), Winston-Salem/ Forsyth County Schools, Truist and Wells Fargo (banking), Reynolds American (consumer products), Wake Forest University, Collins Aerospace, Inmar Intelligence (data and technology), Hanesbrands and Gildan (apparel), Cook Medical (medical devices), PepsiCo, John Deere, Herbalife, Lowes Foods, Truliant Federal Credit Union, and the City of Winston-Salem and Forsyth County. Growing nearby: new aviation and manufacturing jobs in Greensboro and Liberty, 30 to 60 minutes away.

Working remotely? Many of my clients keep their current jobs and work from home here.

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WINSTON-SALEM HEALTHCARE



"Big city medicine, small town care."

Atrium Health Wake Forest Baptist Medical Center: an 885 bed academic medical center in Winston-Salem, with community hospitals nearby, including Davie Medical Center in Bermuda Run.

Novant Health Forsyth Medical Center: a full service hospital, with Novant clinics and urgent care all over the area.

Cone Health: Greensboro's health system, about 30 minutes away.

What clients tell me: appointments come quickly, wait times are short, and offices often call the next day to check on you.

Moving with Medicare? Original Medicare works with any doctor who accepts Medicare; Medicare Advantage plans usually have a network.

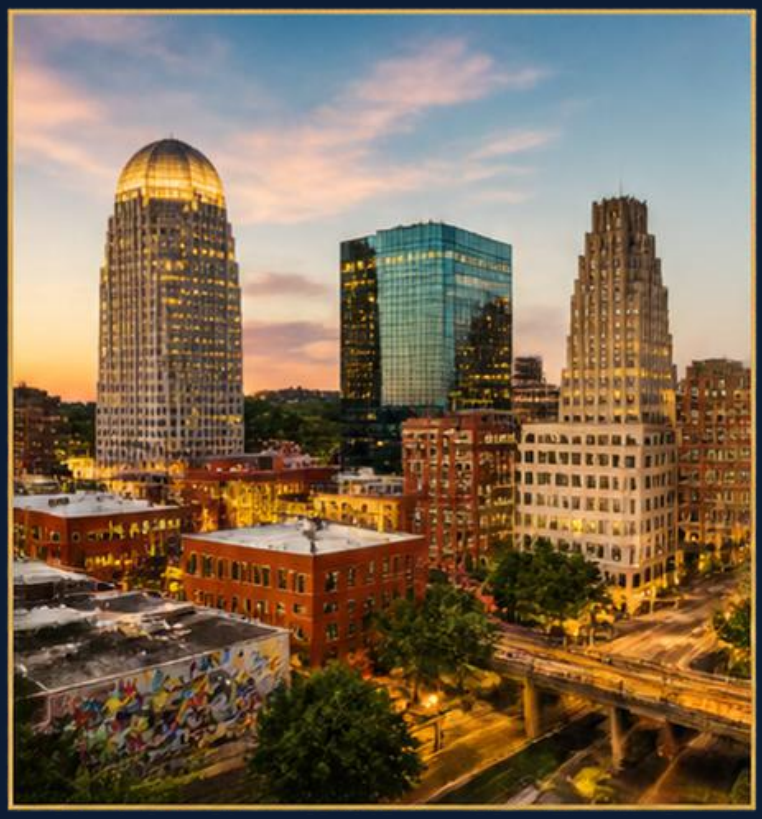
SHIIP gives free, unbissed Medicare counseling: 1-855-408-1212.

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EXPLORING

COMMUNITIES



WINSTON-SALEM

Arts, Innovation, Entrepreneurship, Community

Amenities: downtown restaurants, Bailey Park and the Innovation Quarter, the Arts District, and miles of greenways.

Notable Attractions: Reynolds House, Old Salem, the Winston-Salem Dash, and The Ramkat.

Why Residents Love It: historic neighborhoods like Buena Vista and the West End, a real downtown, and top hospitals without big city prices.

Community Vibe: creative, friendly, and full of small businesses, with homes from 1920s bungalows to downtown condos and new construction.

POPULATION

about 250,000.

MEDIAN HOME PRICE

about $316,000.

SCHOOL DISTRICT

Winston-Salem/Forsyth County Schools.

PUBLIC TRANSIT

WSTA city buses and PART regional buses.

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CLEMMONS

PARKS, SHOPPING, EASY COMMUTE



AMENITIES

Shopping and dining along Lewisville Clemmons Road and the Clemmons farmers market.

NOTABLE ATTRACTIONS

Tanglewood Park, with golf, trails, and the Festival of Lights.

WHY RESIDENTS LOVE IT

Everything is close to home, and downtown Winston-Salem is about 15 minutes away on I-40.

COMMUNITY VIBE

Friendly and established, with older neighborhoods and new construction communities.

POPULATION

About 21,000

MEDIAN HOME PRICE

$390,000

SCHOOL DISTRICT

Winston-Salem/Forsyth County Schools

TRANSIT

Your own car

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LEWISVILLE

Village Charm, Wineries, Room to Roam



AMENITIES

Shallowford Square events, local shops, and parks.

NOTABLE ATTRACTIONS

Nearby wineries and the Yadkin River.

WHY RESIDENTS LOVE IT

A small town village feel with larger lots, 15 to 20 minutes to downtown and about 15 minutes to Atrium Health Wake Forest Baptist.

COMMUNITY VIBE

Quiet cul de sacs and some semi rural living.

POPULATION

About 13,000

MEDIAN HOME PRICE

$424,950

SCHOOL DISTRICT

Winston-Salem/Forsyth County Schools

TRANSIT

Your own car

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Advance and Bermuda Run

Golf, River Living, New Construction



AMENITIES

Golf communities and the Yadkin River.

NOTABLE ATTRACTIONS

Atrium Health Wake Forest Baptist
Davie Medical Center close by.

WHY RESIDENTS LOVE IT

Lots of new construction, from
townhomes to custom homes,
about 20 minutes to downtown via I-40.

COMMUNITY VIBE

Relaxed and active, with neighbors
who golf, walk, and gather.

POPULATION

Bermuda Run about 3,000

MEDIAN HOME PRICE

$600,000

SCHOOL DISTRICT

Davie County Schools

TRANSIT

By car

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KERNERSVILLE

Main Street Charm, Central Location



AMENITIES

A charming Main Street with local shops and restaurants.

NOTABLE ATTRACTIONS

Paul J. Cener Botanical Garden and Korner's Folly.

WHY RESIDENTS LOVE IT

About 20 minutes to Winston-Salem, Greensboro, & High Point, and about 15 minutes to PTI airport.

COMMUNITY VIBE

Twin homes, townhomes, and single-family neighborhoods with a hometown feel.

POPULATION

About 26,000

MEDIAN HOME PRICE

$348,000

SCHOOL DISTRICT

Winston-Salem/Forsyth County Schools

PUBLIC TRANSIT

PART regional buses

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PFAFFTOWN

Country Roads, Big Lots, Farm Life



AMENITIES

Fair Share Farm's barn store on Transou Road.

NOTABLE ATTRACTIONS

Historic Bethabara Park nearby.

WHY RESIDENTS LOVE IT

Country living, 20-25 minutes from downtown.

COMMUNITY VIBE

Larger lots and custom homes, often on septic.

POPULATION

Part of Forsyth County

MEDIAN HOME PRICE

$323,000

SCHOOL DISTRICT

Winston-Salem/Forsyth County Schools

TRANSIT

By car

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WALKERTOWN

Quiet, Rural, Lake Living



AMENITIES

Small town shops and local parks.

NOTABLE ATTRACTIONS

Belews Lake about 10 minutes away for boating and fishing.

WHY RESIDENTS LOVE IT

Quiet rural living about 20 minutes to downtown and under 30 minutes to PTI airport.

COMMUNITY VIBE

Acreage, older ranches, and some new construction.

POPULATION
About 5,700

MEDIAN HOME PRICE
$300,000

SCHOOL DISTRICT
Winston-Salem/Forsyth County Schools

TRANSIT
By car

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KING

Mountain Views, State Parks



AMENITIES

A small downtown with local restaurants and produce from nearby farms.

NOTABLE ATTRACTIONS

Pilot Mountain and Hanging Rock state parks, both under 30 minutes away.

WHY RESIDENTS LOVE IT

Mountain views with downtown Winston-Salem 20 to 25 minutes away.

COMMUNITY VIBE

Outdoorsy and close knit, with new construction on larger lots.

POPULATION
About 7,200

MEDIAN HOME PRICE
$288,000

SCHOOL DISTRICT
Stokes County Schools

TRANSIT
By car

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LEXINGTON

Barbecue, Value, Lake Life



AMENITIES

An uptown with local shops and restaurants.

NOTABLE ATTRACTIONS

Famous Lexington barbecue, Childress Vineyards, and High Rock Lake.

WHY RESIDENTS LOVE IT

Lower property taxes and strong value, 25 to 30 minutes to Winston-Salem and about an hour to Charlotte.

COMMUNITY VIBE

Proud small city, with historic homes and new construction.

POPULATION
About 20,000

MEDIAN HOME PRICE
$300,000

SCHOOL DISTRICT
Lexington City Schools and Davidson County Schools

TRANSIT
By car

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MOCKSVILLE

Small Town Square, Farmers Market



Amenities:

a classic town square and the farmers market.

Notable attractions:

Rich Park's paved trail through the woods.

Why residents love it:

small town charm about 25 minutes to Winston-Salem via I-40.

Community Vibe:

small town neighborhoods and new construction.

POPULATION

about 5,900

MEDIAN HOME PRICE

$295,000

SCHOOL DISTRICT

Davie County Schools

TRANSIT

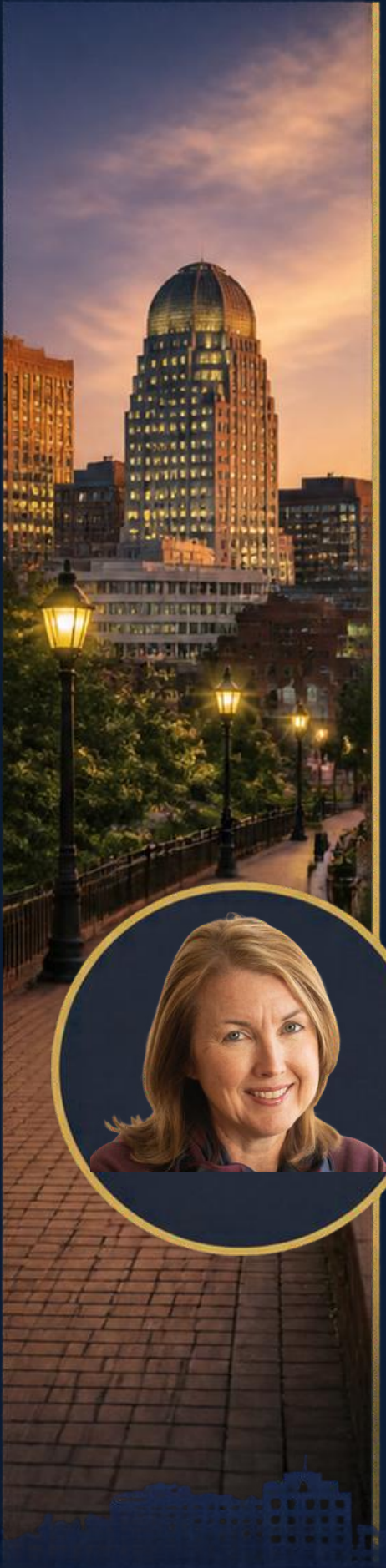
by car

TOP WINSTON-SALEM METRO AREA NEIGHBORHOODS



Neighborhood	Best For	Median Home Price	Key Features
Winston-Salem	Arts and walkability	$316,000	Historic homes, downtown dining.
Clemmons	Easy commute	$390,000	Tanglewood Park, shopping.
Lewisville	**Village feel**	$424,950	Wineries, larger lots.
Advance and Bermuda Run	Golf and new homes	$600,000	Yadkin River, Davie Medical Center.
Kernersville	Central location	$348,000	Main Street, near PTI airport.
Pfafftown	Country living	$323,000	Big lots, farms.
Walkertown	Lake living	$300,000	Belews Lake, quiet.
King	Outdoor lovers	$288,000	Pilot Mountain views.
Lexington	Value	$300,000	Barbecue, High Rock Lake.
Mocksville	Small town charm	$295,000	Town square, farmers market.

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READY TO CALL

Kristen Brown?

Whether you're just beginning to explore life in Winston-Salem or one of the towns nearby, or you're ready to make a move, Kristen Brown | North Carolina REALTOR® is here to be your trusted relocation guide every step of the way.

I know this move firsthand. In June 2020, my husband Greg and I left the Boston area for Winston-Salem. After 20 years in Education, I still explain the why behind every step, so you never sign something you don't understand. Since 2021, I've helped clients buy and sell more than 90 homes here.

From historic neighborhoods near downtown to the charm of Clemmons, Lewisville, and Kernersville, there's a place for every lifestyle, and I'll help you find the one that feels like home.

Call, text, or email me anytime! I'll answer your questions, walk you through the map on a free video call, and keep you updated on homes that match your goals. Your next chapter in Winston-Salem starts here. Reach out today, and let's make your move a reality!

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@movingtoNC336

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Information is believed accurate as of November 2026 but is not guaranteed and should be independently verified.
Equal Housing Opportunity.

EQUAL HOUSING OPPORTUNITY