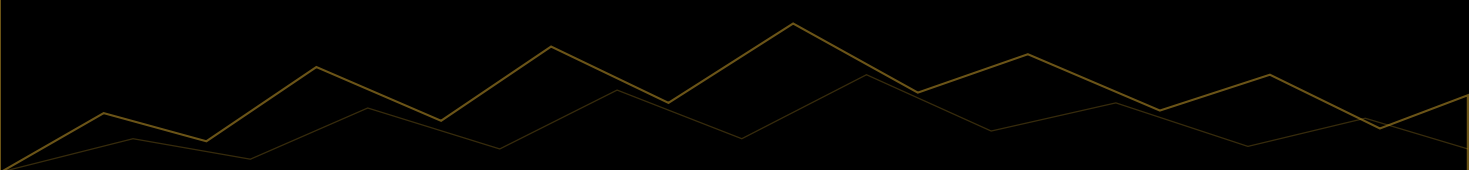


The North Carolina Neighborhood Data Book

Every neighborhood in the Triad and High Country I track, in one place — price range, defining features, and school proximity. The reference sheet I use before I ever open a search.

REGIONS COVERED

Winston-Salem · Greensboro · High Point
Clemmons & West Forsyth · Kernersville
Davie County · Jamestown · Yadkin Valley
Wilkes County · The High Country

**60**

NEIGHBORHOODS

8

REGIONS

\$95K–\$4.5M

FULL PRICE SPECTRUM

Read It Backward

Most people start with a price and work toward a place. I'd rather you start with the place and work toward the price — because the price is the part we can strategize around.

So flip to whichever region you're circling. Read the **What Defines It** column first and ignore the numbers entirely on the first pass. Mark the five neighborhoods that sound like your life. *Then* look at the ranges and see which of those five your budget already reaches.

Nine times out of ten, at least one does. And that one is usually the neighborhood nobody told you about.

The index

REGION	NEIGHBORHOODS	RANGE ACROSS REGION
Winston-Salem	15	\$95K – \$2.5M
Greensboro	18	\$195K – \$2.5M
High Point	4	\$150K – \$775K
Kernersville	4	\$220K – \$575K
Clemmons & West Forsyth	5	\$300K – \$2.5M
Davie County, Jamestown & Yadkin Valley	3	\$175K – \$1.5M
Wilkes County	5	\$140K – \$1.2M
The High Country	6	\$213K – \$4.5M

READING THE RANGES

These are neighborhood-level bands compiled from MLS and Census ACS data for 2026 — the working span between what the entry-level home trades for and what the top of the street commands. Individual homes land outside these bands every week. Use them to aim, not to appraise.

Winston-Salem

Fifteen neighborhoods, and the widest spread of any city on this list — \$95,000 to \$2.5 million inside the same tax jurisdiction. Start on the estate end.

WINSTON-SALEM			
NEIGHBORHOOD	RANGE	WHAT DEFINES IT	SCHOOLS & PROXIMITY
Reynolda LUXURY ESTATE NEIGHBORHOOD	\$350K – \$2.5M	Wake Forest University gateway; luxury estates <i>1917 R.J. Reynolds 170-acre estate district</i>	Wake Forest University; Old Town Elementary
Buena Vista WINDING TREE-LINED STREETS	\$450K – \$1.5M	Historic estates on winding tree-lined streets above Reynolds Park <i>Historic estates</i>	—
Fifth Street Historic DOWNTOWN HISTORIC DISTRICT	\$275K – \$1.4M	1925 Charles Building lofts, Millionaires Row mansions, Craftsman bungalows <i>Inside the West End Historic District; Neo-Classical Millionaires Row</i>	—
Old Salem SETTLEMENT HEART	\$325K – \$1.2M	Moravian settlement at the heart of Winston-Salem <i>1766-era Moravian settlement</i>	—
Sherwood Forest ESTABLISHED FAMILY NEIGHBORHOOD	\$400K – \$950K	Mid-century brick ranches and colonials	—
Hanes Park PARK-ADJACENT	\$400K – \$900K	Park-adjacent homes in West End and West Highlands <i>Historic homes</i>	Reynolds High School
West End WALKABLE TO DOWNTOWN	\$325K – \$850K	Victorian and Craftsman homes within walking distance of downtown <i>Historic Victorian and Craftsman homes</i>	—
Country Club Estates ANCHORED BY COUNTRY CLUB	\$295K – \$725K	Country Club Road corridor anchored by Forsyth Country Club	—

WHAT I'D POINT OUT HERE

South Fork is the one people overlook. It shares the Reynolds High zone with neighborhoods that cost twice as much, and it starts at \$150,000. If you want the school district without the Buena Vista price tag, start there.

Winston-Salem / 2

The value half of the city. Every one of these is walkable, historic, or both — and several are the best dollar-for-dollar buys in the Triad right now.

WINSTON-SALEM (CONTINUED)			
NEIGHBORHOOD	RANGE	WHAT DEFINES IT	SCHOOLS & PROXIMITY
South Fork ESTABLISHED WEST SIDE	\$150K – \$700K	Established west-side neighborhood off Country Club Road	Reynolds High School
Robinhood EASY ACCESS	\$275K – \$650K	Five-mile west-side corridor in 27106; easy I-40 access	Top-rated schools
Ardmore WALKABLE	\$275K – \$625K	Walkable tree-lined neighborhood bordering Baptist Hospital	Baptist Hospital
Washington Park WALKABLE	\$225K – \$475K	1920s bungalows and true walkability <i>Historic in-town neighborhood</i>	—
Konnoak Hills WALKABLE ELEMENTARY	\$135K – \$395K	Mid-century ranches six miles south of downtown via Silas Creek Parkway	Konnoak Elementary
West Salem EMERGING HISTORIC	\$175K – \$385K	Adjacent to downtown <i>Emerging historic neighborhood</i>	—
Waughtown WALKABLE TO SALEM LAKE	\$95K – \$325K	Nissen Wagon Works heritage; walkable to Salem Lake <i>Historic National Register district</i>	—

WHAT I'D POINT OUT HERE

Waughtown at \$95,000 is the lowest entry point in this entire book — a National Register district with a walk to Salem Lake. It's a real neighborhood with real history, and it is priced the way it is because most buyers never look south.

Greensboro

Eighteen neighborhoods built around greenways, universities, and an easy commute. The estate core sits north; the walkable inside-the-loop pockets sit central.

GREENSBORO			
NEIGHBORHOOD	RANGE	WHAT DEFINES IT	SCHOOLS & PROXIMITY
Irving Park PREMIER LUXURY CORE	\$525K – \$2.5M	Mature estate lots; the estate core <i>Original 1910s-era estate core</i>	—
Hamilton Lakes QUIET COUNTRY-CLUB FEEL	\$450K – \$2.5M	Lakeside enclave with large lots <i>1925 lakeside enclave</i>	—
Lake Jeanette LAKE COMMUNITY LIFESTYLE	\$300K – \$1M	270-acre lake community with marina, swim and tennis club, five villages	—
Fisher Park WALKABLE	\$375K – \$975K	A ten-minute walk from downtown <i>Historic 1902-era neighborhood</i>	—
Sedgefield GOLF-COURSE NEIGHBORHOOD	\$450K – \$925K	Donald Ross course and Wyndham Championship venue	—
New Irving Park MID-CENTURY FAMILY NEIGHBORHOOD	\$425K – \$895K	Adjacent to Irving Park	—
Latham Park FIVE MINUTES NORTH OF DOWNTOWN	\$255K – \$855K	Latham Park Greenway; adjacent to Moses Cone Hospital <i>Historic bungalow and Cape Cod streets</i>	Moses Cone Hospital
Starmount Forest FAMILY NEIGHBORHOOD	\$350K – \$825K	Built around Starmount Country Club	—
Lake Daniel INSIDE-THE-LOOP GREENWAY	\$325K – \$725K	Inside-the-loop neighborhood with a two-mile greenway <i>1926-platted</i>	—

WHAT I'D POINT OUT HERE

Lake Jeanette is the most underrated address in Greensboro. A 270-acre lake, a marina, a swim and tennis club, and five villages to choose from — starting at \$300,000. Nothing else in the Triad gives you that much amenity at that number.

Greensboro / 2

Established brick-ranch streets, garden suburbs, and college-adjacent districts — where most Greensboro buyers actually land.

GREENSBORO (CONTINUED)			
NEIGHBORHOOD	RANGE	WHAT DEFINES IT	SCHOOLS & PROXIMITY
Green Valley ESTABLISHED BRICK RANCH STREETS	\$315K – \$725K	Walking distance to Friendly Center; no HOA	Kiser Middle; Grimsley High
New Garden TREE-LINED COMMUNITY	\$225K – \$700K	Tree-lined lots; Quaker community <i>Historic Quaker community</i>	Guilford College
Kirkwood POSTWAR SUBURB	\$300K – \$700K	Beside Old Irving Park with brick ranches and mature trees	—
Sunset Hills WALKABLE	\$325K – \$675K	Five minutes from downtown <i>1930s neighborhood</i>	—
Westerwood WALKABLE GARDEN SUBURB	\$275K – \$625K	Between downtown Greensboro and UNCG <i>Historic 1920s garden suburb</i>	UNC Greensboro
Adams Farm MASTER-PLANNED COMMUNITY	\$225K – \$625K	17-acre lake and 20-plus sub-neighborhoods	—
Aycock Historic District HISTORIC CHARACTER	\$225K – \$485K	Pre-war character homes <i>Historic in-town neighborhood</i>	—
Lindley Park FAMILY-FRIENDLY WALKABLE	\$275K – \$485K	Next to 150-acre Country Park	—
College Hill WALKABLE COLLEGE DISTRICT	\$195K – \$395K	Walking distance to UNC Greensboro <i>Historic district</i>	UNC Greensboro

WHAT I'D POINT OUT HERE

Green Valley has no HOA and you can walk to Friendly Center. In a market where buyers are getting squeezed by dues and assessments, that combination is worth more every year.

High Point & Kernersville

The furniture capital is reinventing its downtown; Kernersville sits fifteen minutes from both cities.

HIGH POINT			
NEIGHBORHOOD	RANGE	WHAT DEFINES IT	SCHOOLS & PROXIMITY
Emerywood HISTORIC ESTATE HOMES	\$175K – \$775K	Craftsman bungalows to estate homes next to High Point University <i>Historic National Register district</i>	High Point University
Deep River CORRIDOR WITH AIRPORT ACCESS	\$175K – \$650K	PTI airport access and Deep River Plantation	—
Skeet Club NORTHWEST HIGH POINT CORRIDOR	\$255K – \$625K	Twelve minutes to HPU; Skeet Club Ridge	High Point University; Northwood Elementary
Uptown WALKABLE DOWNTOWN REVITALIZATION	\$150K – \$450K	Elwood on Main, Congdon Yards, Truist Point <i>Downtown revitalization</i>	High Point University
KERNERSVILLE			
NEIGHBORHOOD	RANGE	WHAT DEFINES IT	SCHOOLS & PROXIMITY
Pine Brook ESTABLISHED FAMILY NEIGHBORHOOD	\$325K – \$575K	Mature trees	—
Harmon Area SUBDIVISION CLUSTER	\$250K – \$525K	Harmon Ridge, Harmon Mill, Courtyards at Harmon Mill	East Forsyth feeder
Old Town Kernersville WALKABLE HISTORIC DISTRICTS	\$240K – \$475K	Körner's Folly; walkable to elementary <i>National Register historic districts</i>	Kernersville Elementary
Calebs Creek FAMILY SUBDIVISION	\$220K – \$450K	I-40 Exit 206 access; 15 minutes to Winston-Salem or Greensboro	Caleb Creek Elementary

WHAT I'D POINT OUT HERE

Uptown High Point is the play for anyone who likes buying early — Congdon Yards and Truist Point changed downtown, and the entry point is still \$150,000. And **Calebs Creek** puts the elementary school inside the neighborhood.

Clemmons, West Forsyth Davie, Jamestown & Yadkin Valley

Everything west of Winston-Salem: the river, the golf, the school zone, and a friendlier county line.

CLEMMONS & WEST FORSYTH			
NEIGHBORHOOD	RANGE	WHAT DEFINES IT	SCHOOLS & PROXIMITY
Yadkin River Area RIVER-FRONTAGE ESTATES	\$450K – \$2.5M	River-frontage estates, Fair Oaks overlook lots, Tanglewood access	West Forsyth High zone
Salem Glen GOLF COURSE COMMUNITY	\$350K – \$1.2M	Nicklaus golf course community; optional country club	West Forsyth High zone
River Hill ROLLING FAMILY NEIGHBORHOOD	\$375K – \$725K	Near the Yadkin River	—
Lewisville SMALL-TOWN TOWN SQUARE	\$300K – \$700K	West Forsyth town centered on Shallowford Square	West Forsyth High zone
Clemmons West ESTABLISHED FAMILY NEIGHBORHOOD	\$325K – \$625K	Established Clemmons layout, centrally located	—
DAVIE COUNTY, JAMESTOWN & YADKIN VALLEY			
NEIGHBORHOOD	RANGE	WHAT DEFINES IT	SCHOOLS & PROXIMITY
Bermuda Run GATED COUNTRY CLUB COMMUNITY	\$300K – \$1.5M	Gated community, 36 holes of golf, Yadkin River gateway	—
Jamestown HISTORIC SMALL-TOWN VIBE	\$325K – \$725K	Town between Greensboro and High Point <i>Historic town</i>	—
Elkin WINE COUNTRY TOWN	\$175K – \$450K	Yadkin Valley Wine Country; five wineries within 15 minutes	Its own city school district

WHAT I'D POINT OUT HERE

River Hill delivers the West Forsyth zone for less than Salem Glen — same schools, different number. And **Bermuda Run** is a genuine tax play: gated, 36 holes, Davie County rate.

Wilkes County

Riverfront heritage on the doorstep of wine country and the mountains. This is where the Triad's price floor gets interesting — and where a luxury pocket sits twenty minutes from a \$140,000 Main Street bungalow.

WILKES COUNTY			
NEIGHBORHOOD	RANGE	WHAT DEFINES IT	SCHOOLS & PROXIMITY
Beacon Ridge PREMIER LUXURY SUBDIVISION	\$350K – \$1.2M	Skyland Drive custom homes; minutes to W. Kerr Scott Lake	—
Woodfield THREE CONNECTED SUB-COMMUNITIES	\$230K – \$765K	Estates, Meadows, and Landing Townhomes	—
Finley Park / The Oaks HISTORIC IN-TOWN PREMIER	\$300K – \$625K	Walk to the Yadkin River Greenway; premier tree-lined streets <i>Historic tree-lined neighborhood</i>	—
Oakwoods Country Club GOLF COURSE COMMUNITY	\$275K – \$600K	Pool, tennis, semi-private clubhouse dining <i>1954 Tom Jackson golf course community</i>	—
North Wilkesboro Historic WALKABLE MAIN STREET	\$140K – \$350K	Walkable Main Street district; NASCAR Speedway five minutes away <i>1920s bungalows; NC Main Street Program</i>	—

WHAT I'D POINT OUT HERE

North Wilkesboro Historic at \$140,000 may be the best walkable-Main-Street value left in the state — 1920s bungalows, an NC Main Street Program district, the Yadkin River, and the Speedway five minutes out. And **Beacon Ridge** proves the county carries real luxury: custom homes on Skyland Drive minutes from W. Kerr Scott Lake.

The High Country

Elevation changes everything — the season, the drive, the tax bill, and the buyer pool. Six villages, three counties, and the widest ceiling in this book.

THE HIGH COUNTRY			
NEIGHBORHOOD	RANGE	WHAT DEFINES IT	SCHOOLS & PROXIMITY
Banner Elk MOUNTAIN VILLAGE CHARM	\$312K – \$4.5M	3,701 feet; mountain village between two ski resorts; walkable to Sugar Mountain <i>Historic mountain village</i>	Lees-McRae College
Beech Mountain SKI-AREA ACCESS	\$213K – \$2.5M	5,506 feet; year-round slopeside ski access; Emerald Outback trails <i>Highest incorporated town east of the Mississippi</i>	—
Blowing Rock FOUR-SEASON MOUNTAIN LUXURY	\$425K – \$2.5M	Blue Ridge Parkway village; high-end shopping <i>Iconic village</i>	—
Valle Crucis PROTECTED VALLEY	\$395K – \$1.8M	Mast General Store; Watauga River access <i>North Carolina's first rural historic district</i>	—
Boone WALKABLE COLLEGE TOWN	\$285K – \$950K	King Street condos; walkable to ASU; Blue Ridge Parkway access <i>National Register downtown Boone</i>	Appalachian State University
West Jefferson WALKABLE ARTS DISTRICT	\$245K – \$785K	Ashe County arts district; lowest property tax rate in the High Country <i>Arts district</i>	—

WHAT I'D POINT OUT HERE

West Jefferson carries the lowest property tax rate in the High Country and a walkable arts district downtown — mountain living without the Watauga County price of admission. And before you fall for any of these, ask me about the road. In February, the drive-up matters as much as the view.

WHAT COMES NEXT

The Data Is the Easy Part.

You now have 60 neighborhoods and eight regions in front of you. What this book can't tell you is which three are right for *your* money, *your* timeline, and *your* Tuesday. That part takes a conversation.

01 Mark your five

Go back through and circle five neighborhoods based on the description column alone. Don't let the price ranges vote yet.

02 Take the Lifestyle Match Assessment

Ten questions, about six minutes — it scores you on commute, noise, space, and pace, then tells you whether your five actually match how you live.

03 Bring me your list

We'll pressure-test it against current inventory, tax jurisdictions, and what your budget genuinely reaches in each one. No pressure, no pitch.

Thirty years in, I still believe the same thing: the right house in the wrong neighborhood is the most expensive mistake in real estate.

Teresa Overcash

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Start the 10-Question Lifestyle Match — homesintriadnc.com

Price ranges reflect neighborhood-level activity compiled from MLS and Census ACS data for 2026 and are provided as a planning reference. They are not appraisals, opinions of value on any specific property, or a guarantee of future performance. Realty ONE Group Results — Winston-Salem, NC. Each office independently owned and operated. Equal Housing Opportunity.