

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Fuquay-Varina / Holly Springs

- 29.0%

- 15.0%

- 0.0%

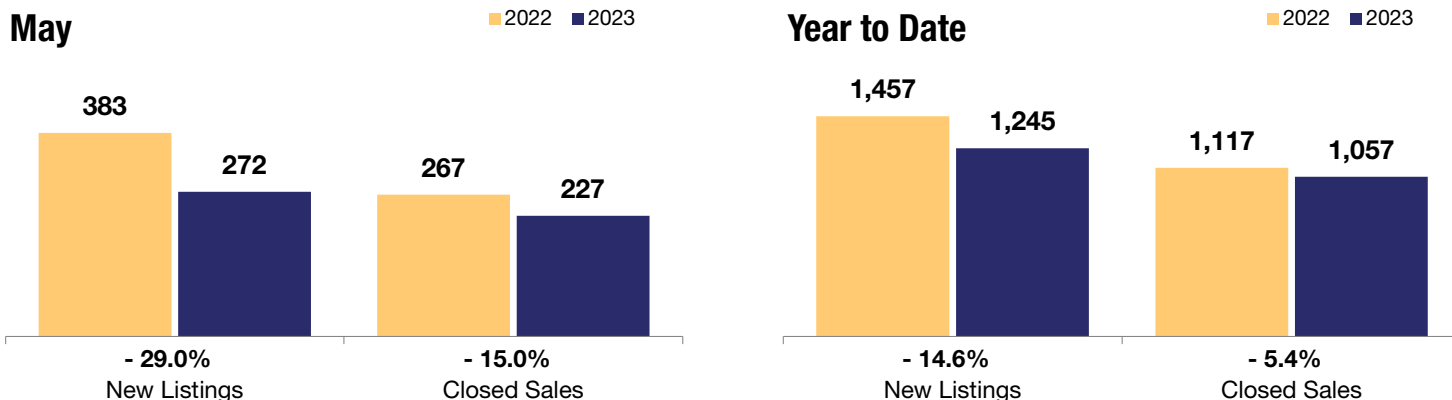
Change in
New Listings

Change in
Closed Sales

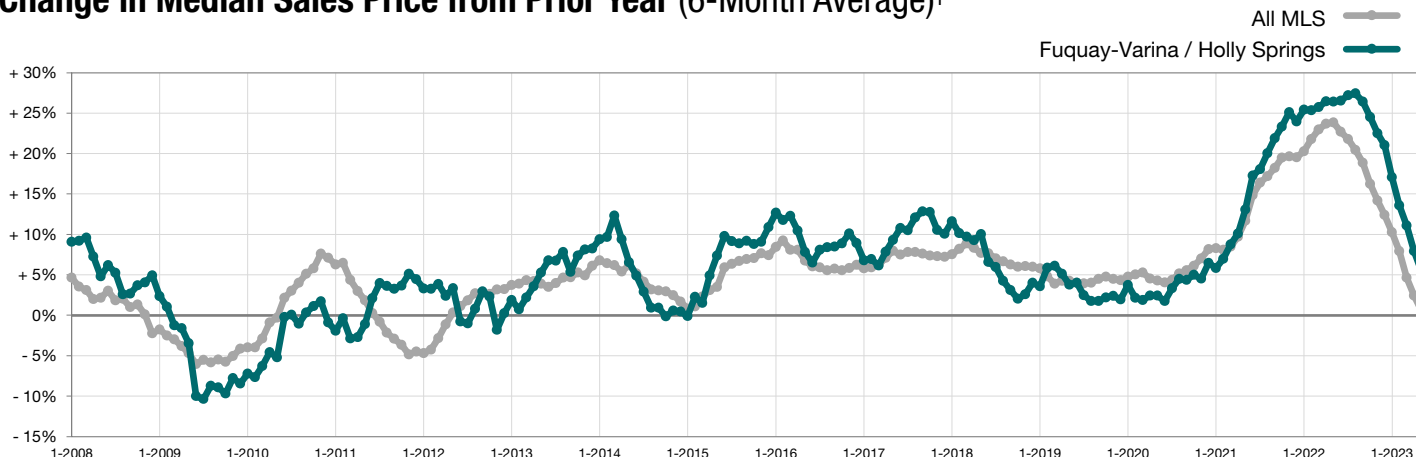
Change in
Median Sales Price

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	383	272	- 29.0%	1,457	1,245	- 14.6%
Closed Sales	267	227	- 15.0%	1,117	1,057	- 5.4%
Median Sales Price*	\$500,000	\$499,999	- 0.0%	\$475,000	\$490,000	+ 3.2%
Average Sales Price*	\$520,224	\$529,252	+ 1.7%	\$503,922	\$521,939	+ 3.6%
Total Dollar Volume (in millions)*	\$138.9	\$120.1	- 13.5%	\$562.9	\$551.7	- 2.0%
Percent of Original List Price Received*	106.1%	98.2%	- 7.4%	105.1%	96.1%	- 8.6%
Percent of List Price Received*	105.9%	99.6%	- 5.9%	105.0%	98.5%	- 6.2%
Days on Market Until Sale**	4	26	+ 550.0%	7	35	+ 400.0%
Housing Affordability Index	66	59	- 10.6%	70	60	- 14.3%
Inventory of Homes for Sale	266	356	+ 33.8%	--	--	--
Months Supply of Inventory	1.1	1.7	+ 54.5%	--	--	--

* Does not account for seller concessions. | ** Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.



Change in Median Sales Price from Prior Year (6-Month Average)†



† Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period