

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Raleigh

- 25.5%

Change in
New Listings

- 20.4%

Change in
Closed Sales

0.0%

Change in
Median Sales Price

	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	1,032	769	- 25.5%	4,968	3,907	- 21.4%
Closed Sales	810	645	- 20.4%	4,144	3,334	- 19.5%
Median Sales Price*	\$445,000	\$445,000	0.0%	\$422,660	\$415,000	- 1.8%
Average Sales Price*	\$542,824	\$606,256	+ 11.7%	\$523,359	\$541,792	+ 3.5%
Total Dollar Volume (in millions)*	\$439.7	\$391.0	- 11.1%	\$2,168.3	\$1,805.8	- 16.7%
Percent of Original List Price Received*	104.7%	100.1%	- 4.4%	105.5%	97.9%	- 7.2%
Percent of List Price Received*	104.9%	100.7%	- 4.0%	105.7%	99.6%	- 5.8%
Days on Market Until Sale**	7	17	+ 142.9%	9	30	+ 233.3%
Housing Affordability Index	73	66	- 9.6%	77	70	- 9.1%
Inventory of Homes for Sale	828	756	- 8.7%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 18.2%	--	--	--

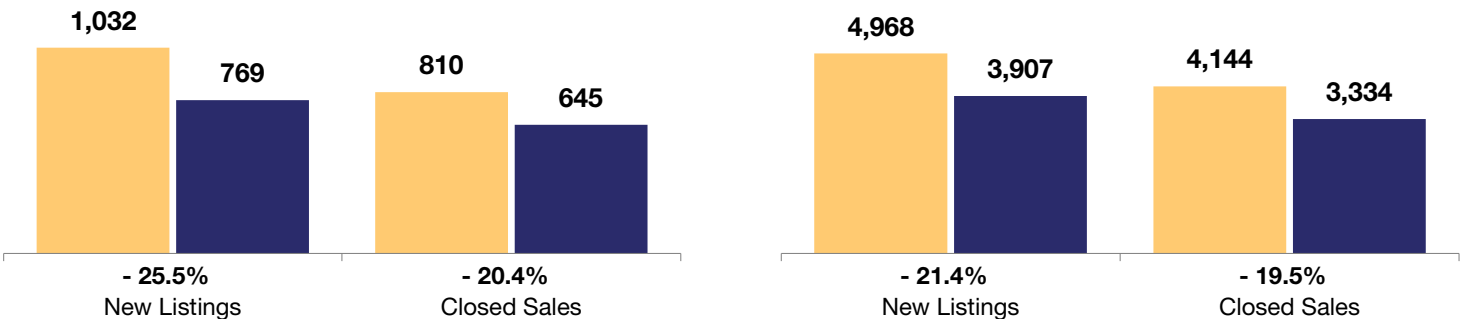
* Does not account for seller concessions. | ** Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

June

2022 2023

Year to Date

2022 2023



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