

Local Market Update – September 2022

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Raleigh

- 19.2%

Change in
New Listings

- 20.2%

Change in
Closed Sales

+ 9.4%

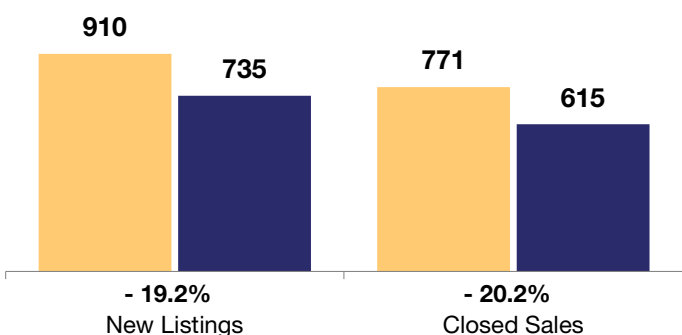
Change in
Median Sales Price

	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	910	735	- 19.2%	8,180	7,459	- 8.8%
Closed Sales	771	615	- 20.2%	7,275	6,179	- 15.1%
Median Sales Price*	\$367,500	\$402,120	+ 9.4%	\$357,000	\$420,000	+ 17.6%
Average Sales Price*	\$456,993	\$515,450	+ 12.8%	\$445,783	\$526,182	+ 18.0%
Total Dollar Volume (in millions)*	\$352.3	\$316.5	- 10.2%	\$3,243.1	\$3,250.2	+ 0.2%
Percent of Original List Price Received*	103.8%	97.7%	- 5.9%	103.3%	103.7%	+ 0.4%
Percent of List Price Received*	104.2%	99.4%	- 4.6%	103.5%	104.2%	+ 0.7%
Days on Market Until Sale**	9	22	+ 144.4%	12	11	- 8.3%
Housing Affordability Index	101	73	- 27.7%	104	70	- 32.7%
Inventory of Homes for Sale	647	1,135	+ 75.4%	--	--	--
Months Supply of Inventory	0.8	1.7	+ 112.5%	--	--	--

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

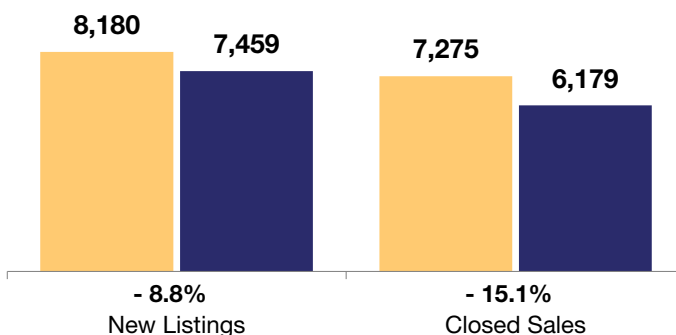
September

2021 2022

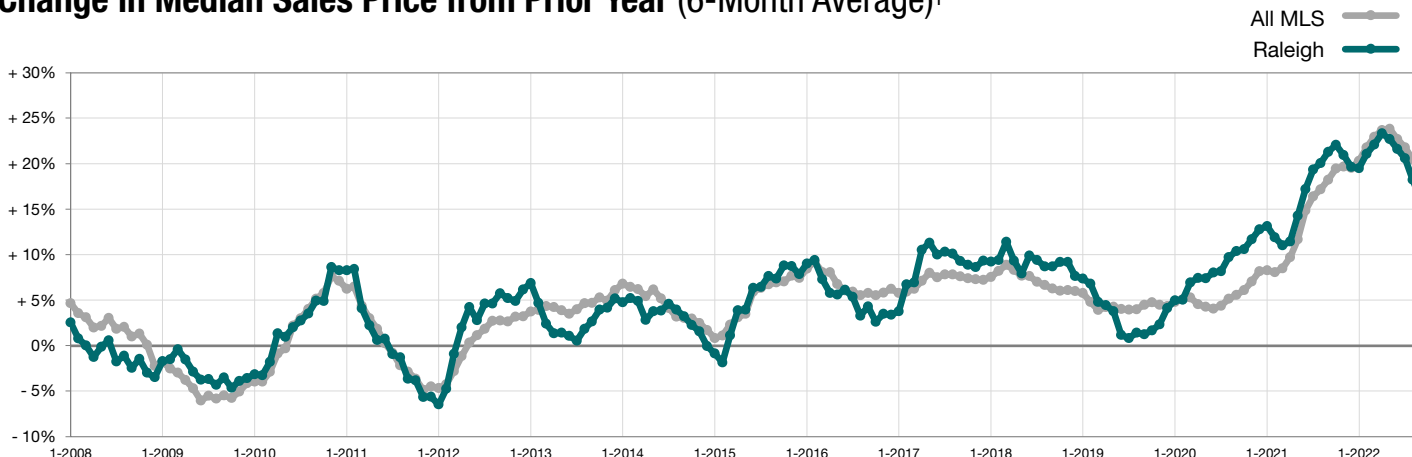


Year to Date

2021 2022



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