

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Raleigh

- 27.9%

Change in
New Listings

- 34.9%

Change in
Closed Sales

+ 0.5%

Change in
Median Sales Price

December

Year to Date

	2021	2022	+ / -	2021	2022	+ / -
New Listings	480	346	- 27.9%	10,193	8,966	- 12.0%
Closed Sales	774	504	- 34.9%	9,711	7,747	- 20.2%
Median Sales Price*	\$389,400	\$391,295	+ 0.5%	\$365,000	\$419,000	+ 14.8%
Average Sales Price*	\$464,089	\$510,038	+ 9.9%	\$449,837	\$525,035	+ 16.7%
Total Dollar Volume (in millions)*	\$359.2	\$257.1	- 28.4%	\$4,368.4	\$4,066.4	- 6.9%
Percent of Original List Price Received*	103.0%	94.9%	- 7.9%	103.3%	102.2%	- 1.1%
Percent of List Price Received*	103.4%	98.1%	- 5.1%	103.5%	103.0%	- 0.5%
Days on Market Until Sale**	10	33	+ 230.0%	12	14	+ 16.7%
Housing Affordability Index	96	71	- 26.0%	103	66	- 35.9%
Inventory of Homes for Sale	446	910	+ 104.0%	--	--	--
Months Supply of Inventory	0.6	1.5	+ 150.0%	--	--	--

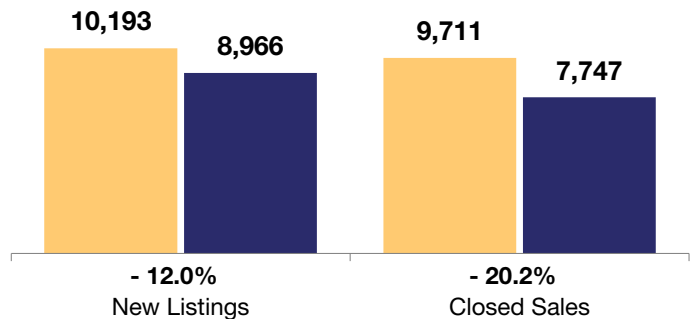
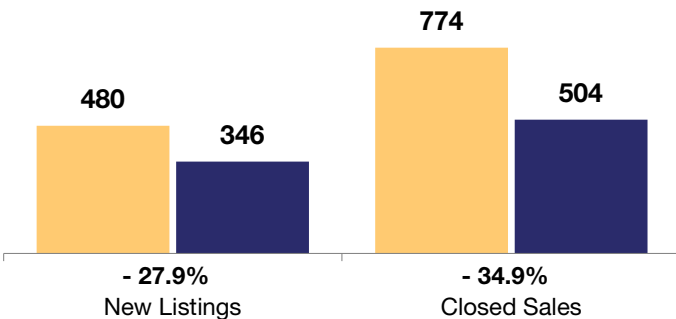
* Does not account for seller concessions. | ** Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

December

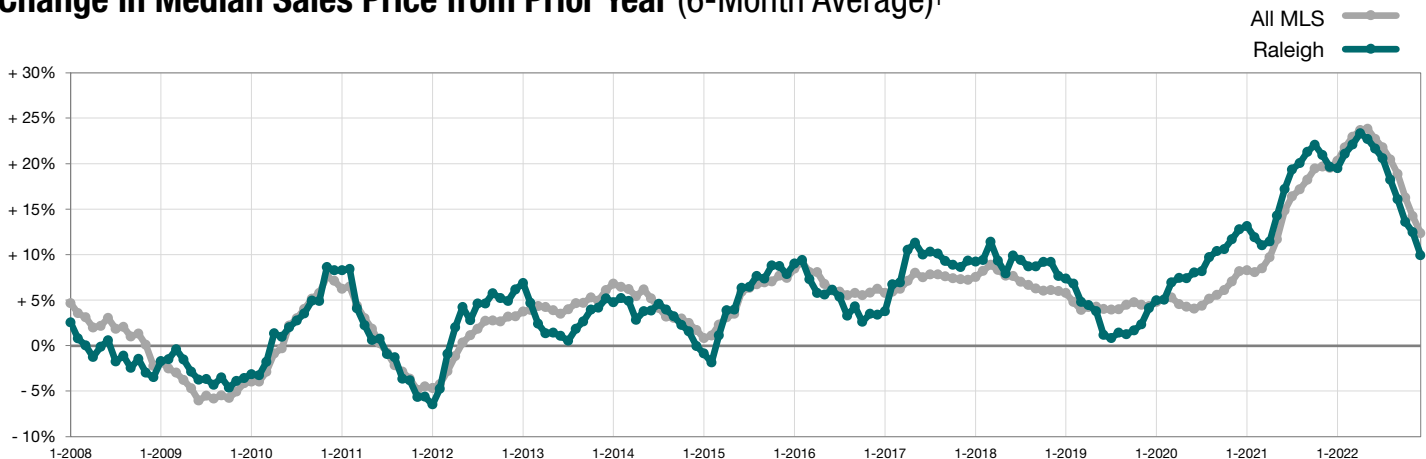
2021 2022

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