

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Wake County

- 1.6%

Change in
New Listings

- 29.5%

Change in
Closed Sales

+ 6.2%

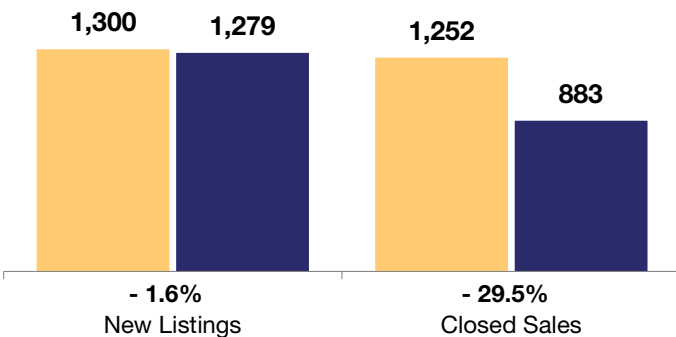
Change in
Median Sales Price

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	1,300	1,279	- 1.6%	1,300	1,279	- 1.6%
Closed Sales	1,252	883	- 29.5%	1,252	883	- 29.5%
Median Sales Price*	\$434,900	\$462,000	+ 6.2%	\$434,900	\$462,000	+ 6.2%
Average Sales Price*	\$492,178	\$541,865	+ 10.1%	\$492,178	\$541,865	+ 10.1%
Total Dollar Volume (in millions)*	\$616.2	\$478.5	- 22.4%	\$616.2	\$478.5	- 22.4%
Percent of Original List Price Received*	103.4%	94.3%	- 8.8%	103.4%	94.3%	- 8.8%
Percent of List Price Received*	103.4%	97.7%	- 5.5%	103.4%	97.7%	- 5.5%
Days on Market Until Sale**	13	46	+ 253.8%	13	46	+ 253.8%
Housing Affordability Index	95	70	- 26.3%	95	70	- 26.3%
Inventory of Homes for Sale	735	2,050	+ 178.9%	--	--	--
Months Supply of Inventory	0.4	1.4	+ 250.0%	--	--	--

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

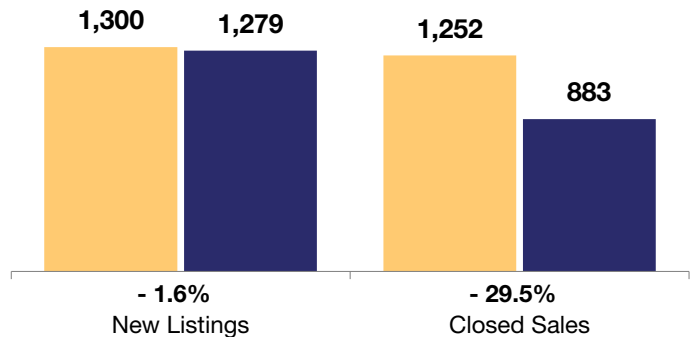
January

2022 2023

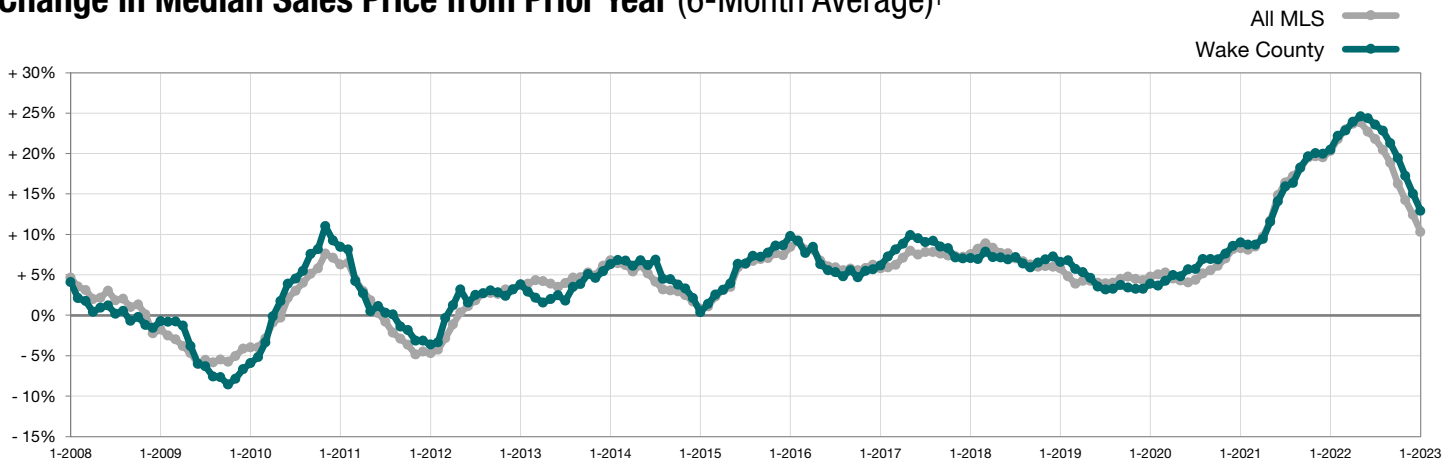


Year to Date

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