

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Wake County

- 29.8%

- 18.7%

- 2.7%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	2,244	1,576	- 29.8%	7,115	5,831	- 18.0%
Closed Sales	1,734	1,410	- 18.7%	5,974	4,992	- 16.4%
Median Sales Price*	\$485,000	\$471,900	- 2.7%	\$450,100	\$460,000	+ 2.2%
Average Sales Price*	\$559,207	\$547,655	- 2.1%	\$522,563	\$533,241	+ 2.0%
Total Dollar Volume (in millions)*	\$969.7	\$771.6	- 20.4%	\$3,121.3	\$2,661.4	- 14.7%
Percent of Original List Price Received*	106.9%	98.0%	- 8.3%	105.4%	96.5%	- 8.4%
Percent of List Price Received*	106.9%	99.6%	- 6.8%	105.3%	98.8%	- 6.2%
Days on Market Until Sale**	6	26	+ 333.3%	10	36	+ 260.0%
Housing Affordability Index	74	66	- 10.8%	79	68	- 13.9%
Inventory of Homes for Sale	1,224	1,682	+ 37.4%	--	--	--
Months Supply of Inventory	0.7	1.2	+ 71.4%	--	--	--

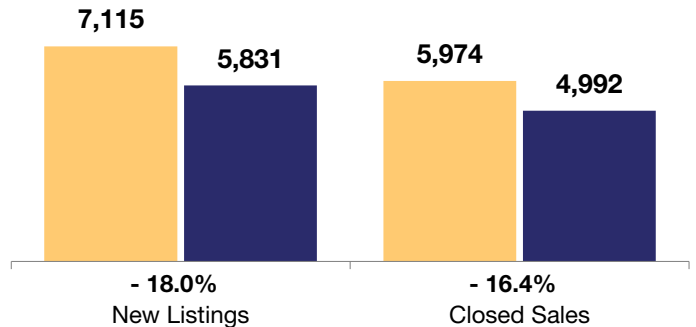
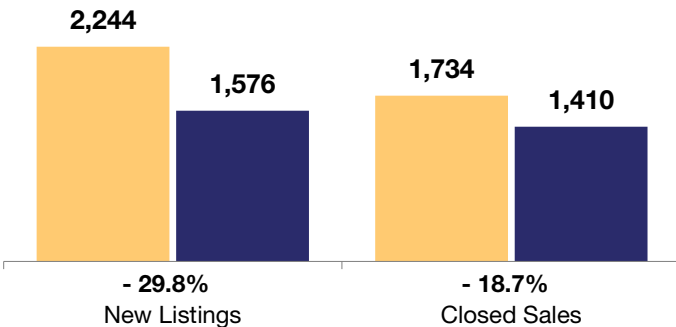
* Does not account for seller concessions. | ** Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

April

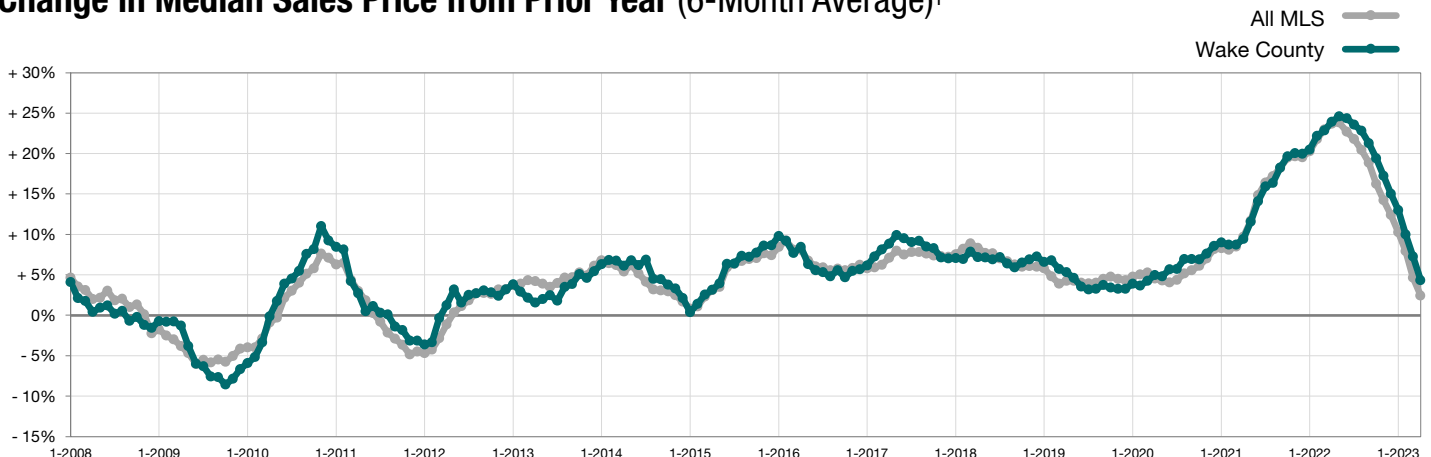
2022 2023

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