

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Wake County

- 31.1%

Change in
New Listings

- 19.7%

Change in
Closed Sales

+ 1.5%

Change in
Median Sales Price

	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	2,522	1,738	- 31.1%	11,981	9,266	- 22.7%
Closed Sales	1,977	1,587	- 19.7%	9,813	8,160	- 16.8%
Median Sales Price*	\$492,490	\$500,000	+ 1.5%	\$466,713	\$470,000	+ 0.7%
Average Sales Price*	\$563,234	\$588,336	+ 4.5%	\$539,316	\$551,021	+ 2.2%
Total Dollar Volume (in millions)*	\$1,113.5	\$933.1	- 16.2%	\$5,291.8	\$4,495.2	- 15.1%
Percent of Original List Price Received*	104.2%	99.6%	- 4.4%	105.4%	97.6%	- 7.4%
Percent of List Price Received*	104.5%	100.4%	- 3.9%	105.4%	99.4%	- 5.7%
Days on Market Until Sale**	7	16	+ 128.6%	8	28	+ 250.0%
Housing Affordability Index	66	58	- 12.1%	69	62	- 10.1%
Inventory of Homes for Sale	2,230	1,823	- 18.3%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--

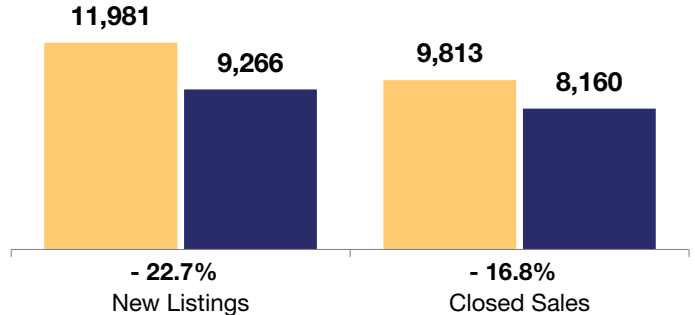
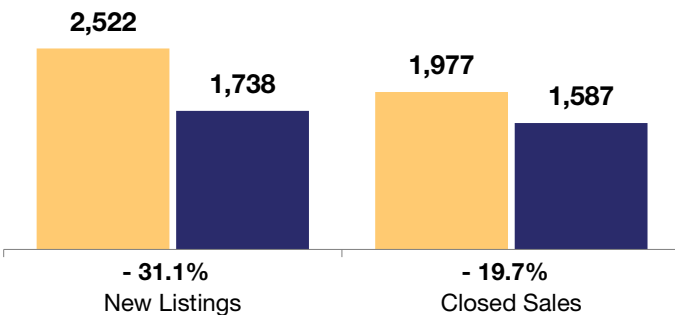
* Does not account for seller concessions. | ** Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

June

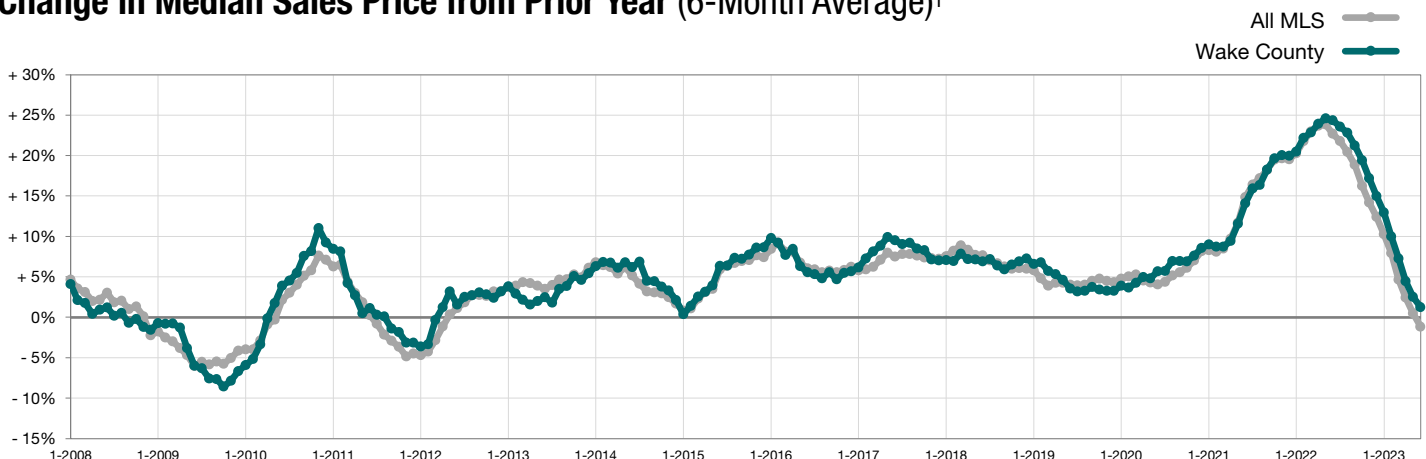
2022 2023

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