

Local Market Update – September 2022

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Wake County

- 20.1%

Change in
New Listings

- 11.5%

Change in
Closed Sales

+ 14.1%

Change in
Median Sales Price

	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	2,208	1,765	- 20.1%	18,967	18,019	- 5.0%
Closed Sales	1,759	1,556	- 11.5%	17,163	14,893	- 13.2%
Median Sales Price*	\$410,000	\$468,000	+ 14.1%	\$386,000	\$471,000	+ 22.0%
Average Sales Price*	\$467,872	\$536,075	+ 14.6%	\$445,444	\$542,980	+ 21.9%
Total Dollar Volume (in millions)*	\$823.0	\$833.6	+ 1.3%	\$7,645.2	\$8,085.5	+ 5.8%
Percent of Original List Price Received*	104.3%	98.0%	- 6.0%	103.7%	103.5%	- 0.2%
Percent of List Price Received*	104.4%	99.6%	- 4.6%	103.6%	103.9%	+ 0.3%
Days on Market Until Sale**	8	22	+ 175.0%	10	11	+ 10.0%
Housing Affordability Index	91	63	- 30.8%	96	63	- 34.4%
Inventory of Homes for Sale	1,397	2,870	+ 105.4%	--	--	--
Months Supply of Inventory	0.7	1.8	+ 157.1%	--	--	--

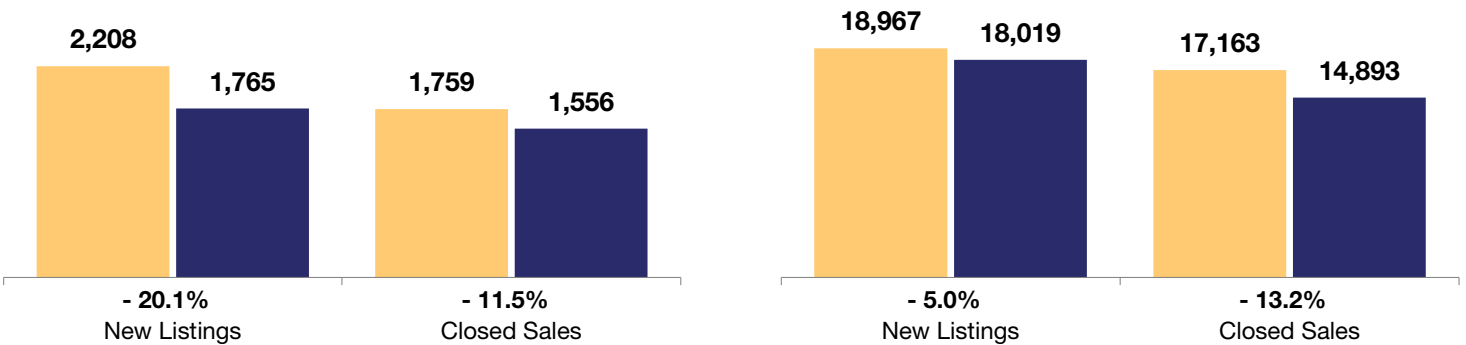
* Does not account for seller concessions. | ** Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

September

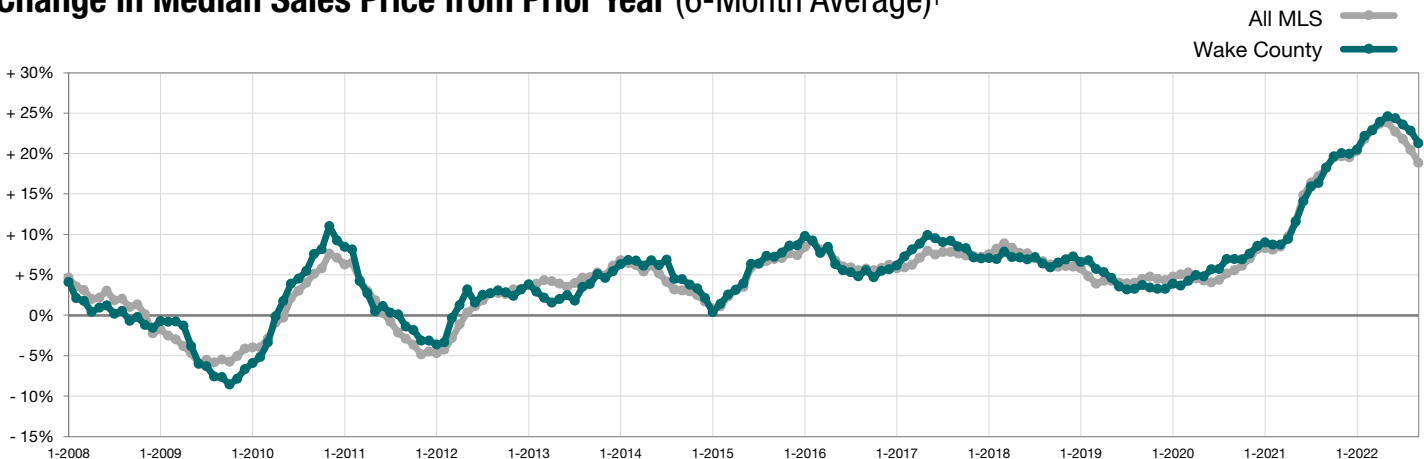
2021 2022

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