

# Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Wake County

**- 14.7%**

Change in  
New Listings

**- 23.2%**

Change in  
Closed Sales

**+ 0.5%**

Change in  
Median Sales Price

	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	1,778	1,517	- 14.7%	18,096	14,028	- 22.5%
Closed Sales	1,562	1,199	- 23.2%	14,908	12,268	- 17.7%
Median Sales Price*	\$468,025	\$470,210	+ 0.5%	\$471,000	\$474,995	+ 0.8%
Average Sales Price*	\$536,555	\$555,329	+ 3.5%	\$543,350	\$556,609	+ 2.4%
Total Dollar Volume (in millions)*	\$837.6	\$665.3	- 20.6%	\$8,099.2	\$6,827.4	- 15.7%
Percent of Original List Price Received*	98.0%	98.7%	+ 0.7%	103.5%	98.1%	- 5.2%
Percent of List Price Received*	99.6%	99.5%	- 0.1%	103.9%	99.6%	- 4.1%
Days on Market Until Sale**	22	22	0.0%	11	25	+ 127.3%
Housing Affordability Index	66	59	- 10.6%	65	58	- 10.8%
Inventory of Homes for Sale	3,116	2,252	- 27.7%	--	--	--
Months Supply of Inventory	1.9	1.7	- 10.5%	--	--	--

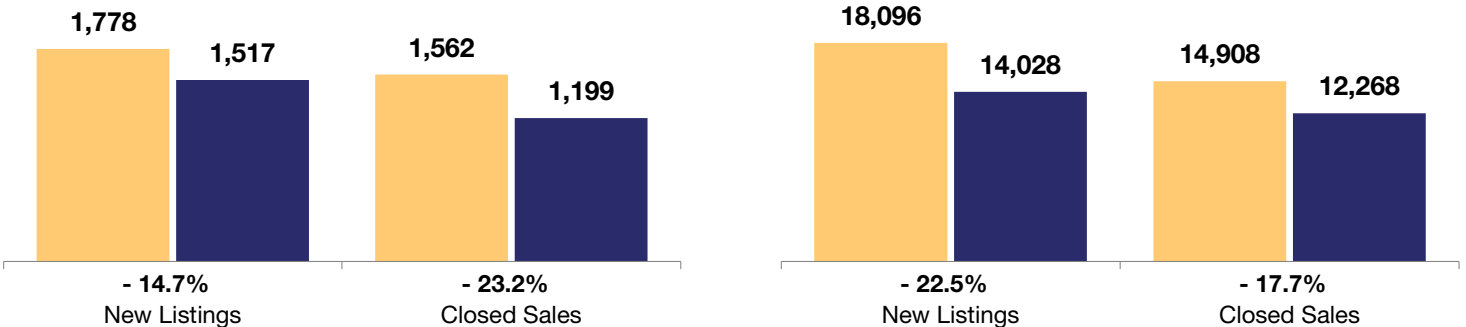
\* Does not account for seller concessions. | \*\* Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

### September

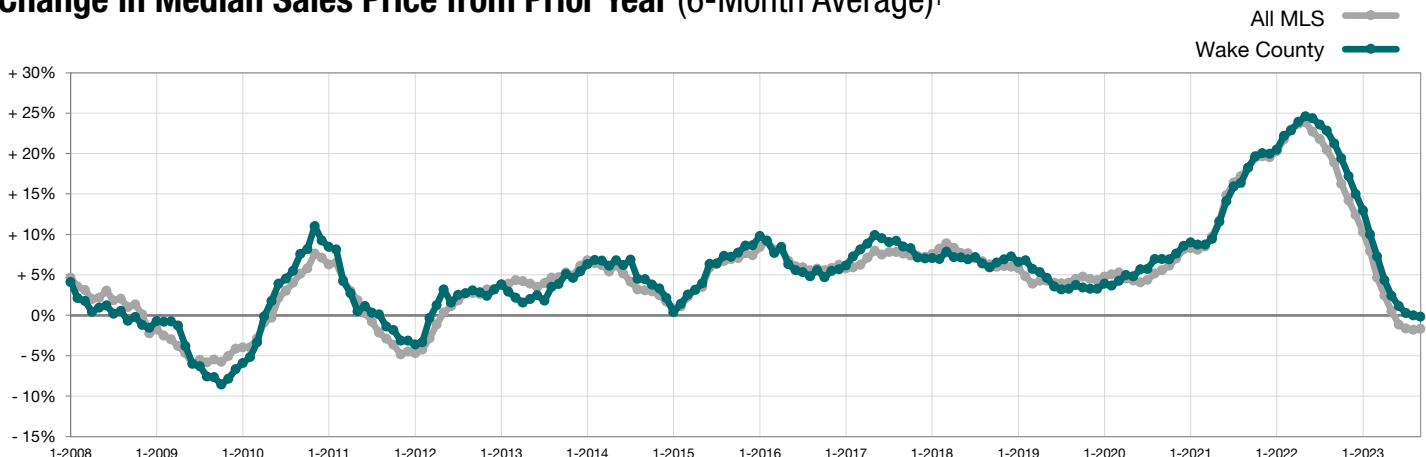
2022 2023

### 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