

# Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Wake County

**- 29.7%**

Change in  
New Listings

**- 33.0%**

Change in  
Closed Sales

**+ 10.6%**

Change in  
Median Sales Price

### November

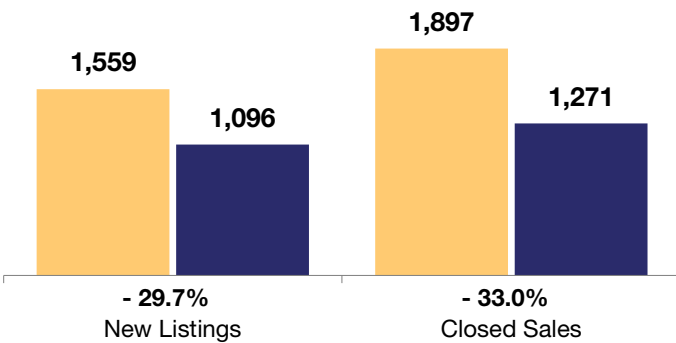
### Year to Date

	2021	2022	+ / -	2021	2022	+ / -
New Listings	1,559	1,096	- 29.7%	22,551	20,566	- 8.8%
Closed Sales	1,897	1,271	- 33.0%	21,015	17,497	- 16.7%
Median Sales Price*	\$425,000	<b>\$470,000</b>	+ 10.6%	\$392,120	<b>\$470,000</b>	+ 19.9%
Average Sales Price*	\$477,609	<b>\$539,162</b>	+ 12.9%	\$451,266	<b>\$542,182</b>	+ 20.1%
Total Dollar Volume (in millions)*	\$906.0	<b>\$685.3</b>	- 24.4%	\$9,483.4	<b>\$9,485.5</b>	+ 0.0%
Percent of Original List Price Received*	103.4%	<b>96.0%</b>	- 7.2%	103.7%	<b>102.5%</b>	- 1.2%
Percent of List Price Received*	103.6%	<b>98.5%</b>	- 4.9%	103.6%	<b>103.1%</b>	- 0.5%
Days on Market Until Sale**	10	<b>29</b>	+ 190.0%	10	<b>13</b>	+ 30.0%
Housing Affordability Index	88	<b>56</b>	- 36.4%	96	<b>56</b>	- 41.7%
Inventory of Homes for Sale	1,129	<b>2,613</b>	+ 131.4%	--	--	--
Months Supply of Inventory	0.6	<b>1.7</b>	+ 183.3%	--	--	--

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

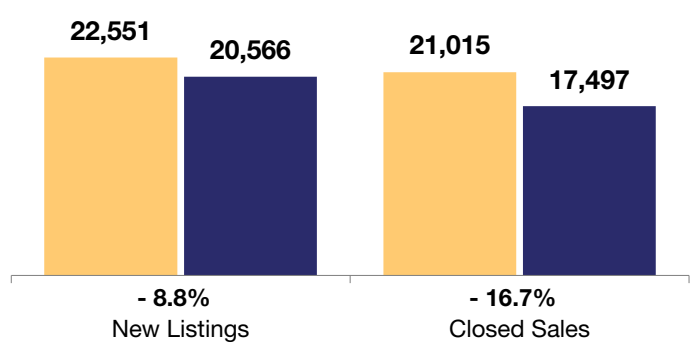
### November

2021 2022

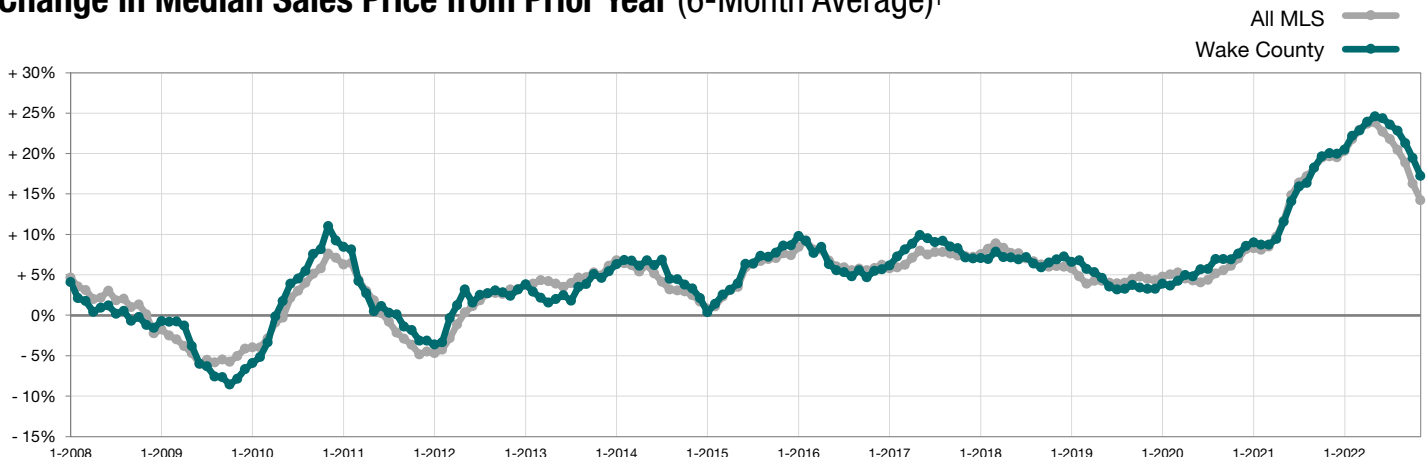


### Year to Date

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