

# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Wake County

**- 32.4%**

Change in  
New Listings

**- 29.7%**

Change in  
Closed Sales

**+ 9.2%**

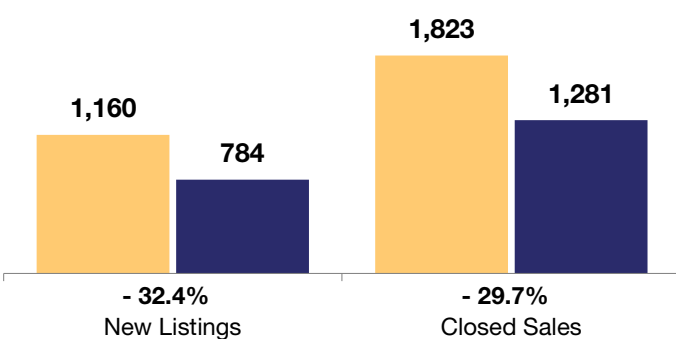
Change in  
Median Sales Price

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	1,160	784	- 32.4%	23,711	21,365	- 9.9%
Closed Sales	1,823	1,281	- 29.7%	22,838	18,798	- 17.7%
Median Sales Price*	\$425,850	\$464,990	+ 9.2%	\$395,000	\$470,000	+ 19.0%
Average Sales Price*	\$479,867	\$538,122	+ 12.1%	\$453,549	\$542,285	+ 19.6%
Total Dollar Volume (in millions)*	\$874.8	\$689.3	- 21.2%	\$10,358.2	\$10,192.8	- 1.6%
Percent of Original List Price Received*	103.4%	95.2%	- 7.9%	103.6%	102.0%	- 1.5%
Percent of List Price Received*	103.5%	98.2%	- 5.1%	103.6%	102.8%	- 0.8%
Days on Market Until Sale**	10	34	+ 240.0%	10	14	+ 40.0%
Housing Affordability Index	88	60	- 31.8%	95	59	- 37.9%
Inventory of Homes for Sale	957	2,251	+ 135.2%	--	--	--
Months Supply of Inventory	0.5	1.5	+ 200.0%	--	--	--

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

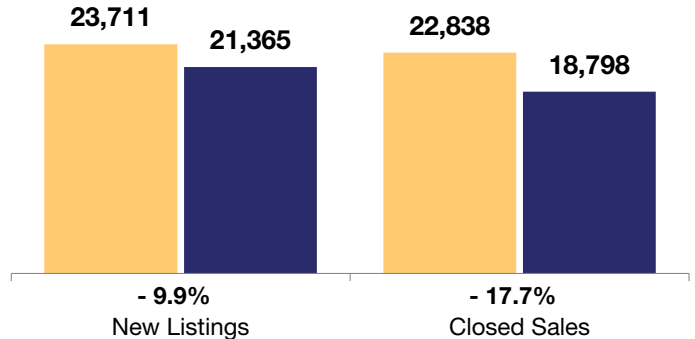
### December

2021 2022

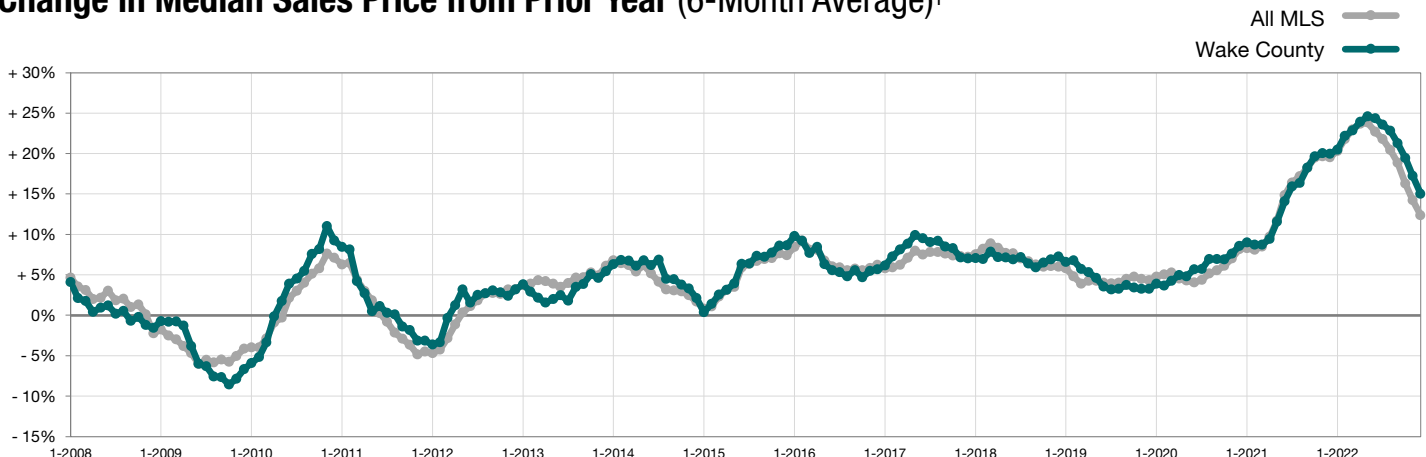


### Year to Date

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