

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Wake County

- 2.7%

Change in
New Listings

- 18.1%

Change in
Closed Sales

+ 3.3%

Change in
Median Sales Price

December

Year to Date

	2022	2023	+ / -	2022	2023	+ / -
New Listings	803	781	- 2.7%	21,458	17,519	- 18.4%
Closed Sales	1,305	1,069	- 18.1%	18,843	15,750	- 16.4%
Median Sales Price*	\$465,000	\$480,500	+ 3.3%	\$470,000	\$474,585	+ 1.0%
Average Sales Price*	\$537,934	\$549,574	+ 2.2%	\$542,171	\$557,139	+ 2.8%
Total Dollar Volume (in millions)*	\$702.0	\$585.8	- 16.5%	\$10,215.0	\$8,771.6	- 14.1%
Percent of Original List Price Received*	95.2%	97.4%	+ 2.3%	102.0%	98.1%	- 3.8%
Percent of List Price Received*	98.2%	98.8%	+ 0.6%	102.8%	99.5%	- 3.2%
Days on Market Until Sale**	34	28	- 17.6%	14	25	+ 78.6%
Housing Affordability Index	64	61	- 4.7%	64	62	- 3.1%
Inventory of Homes for Sale	2,528	1,832	- 27.5%	--	--	--
Months Supply of Inventory	1.7	1.4	- 17.6%	--	--	--

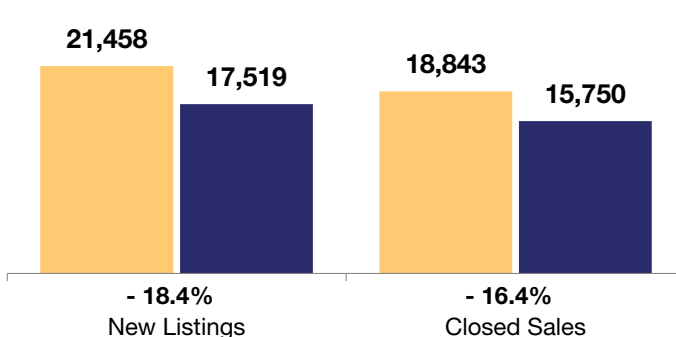
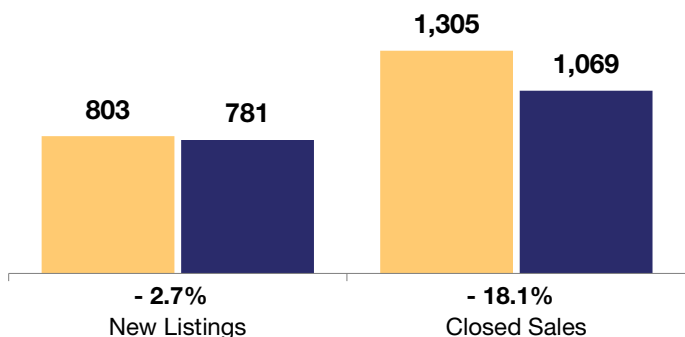
* Does not account for seller concessions. | ** Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

December

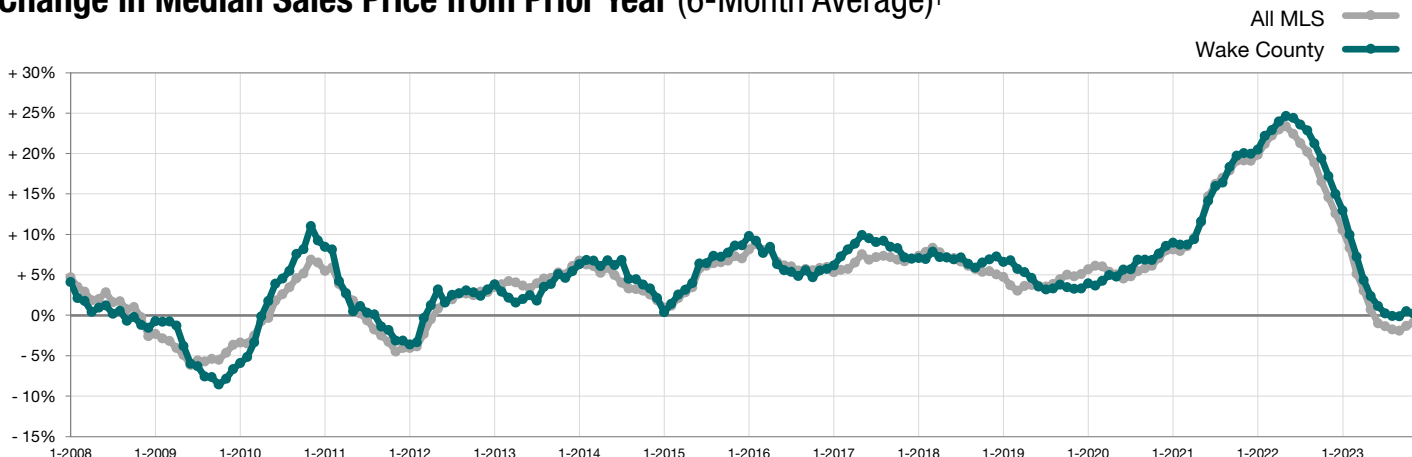
2022 2023

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