

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Wake Forest

- 18.0%

+ 8.7%

- 11.1%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	178	146	- 18.0%	608	577	- 5.1%
Closed Sales	150	163	+ 8.7%	543	468	- 13.8%
Median Sales Price*	\$545,753	\$485,000	- 11.1%	\$520,000	\$483,750	- 7.0%
Average Sales Price*	\$609,181	\$568,567	- 6.7%	\$579,672	\$572,381	- 1.3%
Total Dollar Volume (in millions)*	\$91.4	\$92.7	+ 1.4%	\$314.8	\$267.9	- 14.9%
Percent of Original List Price Received*	104.7%	97.6%	- 6.8%	104.4%	96.9%	- 7.2%
Percent of List Price Received*	104.4%	99.4%	- 4.8%	103.9%	98.9%	- 4.8%
Days on Market Until Sale**	6	27	+ 350.0%	9	35	+ 288.9%
Housing Affordability Index	65	65	0.0%	69	65	- 5.8%
Inventory of Homes for Sale	121	230	+ 90.1%	--	--	--
Months Supply of Inventory	0.7	1.8	+ 157.1%	--	--	--

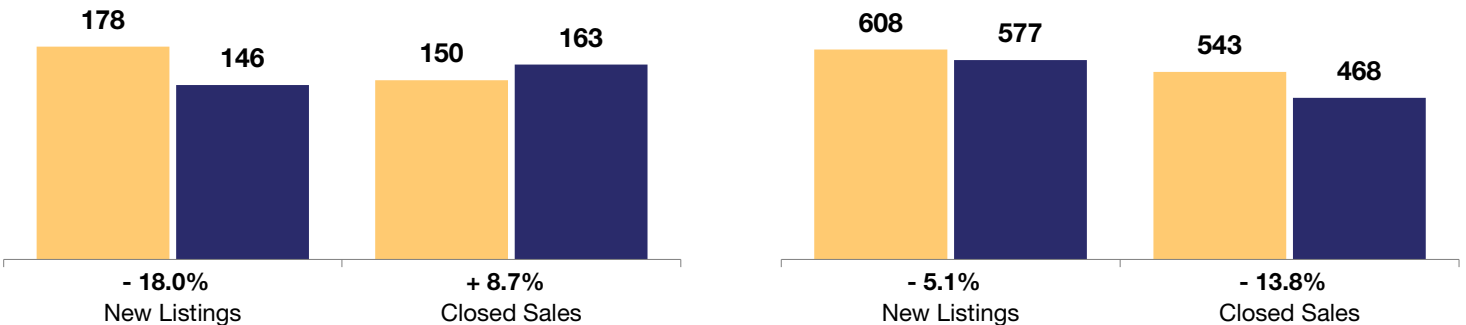
* Does not account for seller concessions. | ** Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

April

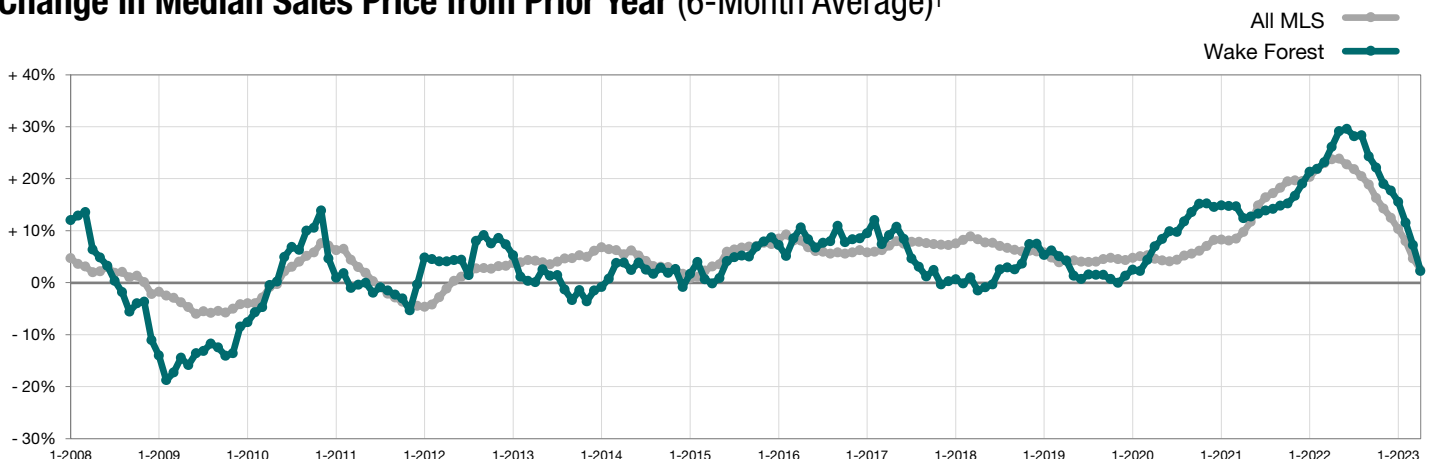
2022 2023

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