

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Wake Forest

- 27.9%

- 11.7%

- 3.0%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	244	176	- 27.9%	1,071	936	- 12.6%
Closed Sales	180	159	- 11.7%	895	790	- 11.7%
Median Sales Price*	\$541,500	\$525,000	- 3.0%	\$535,130	\$493,500	- 7.8%
Average Sales Price*	\$606,702	\$593,421	- 2.2%	\$592,097	\$587,202	- 0.8%
Total Dollar Volume (in millions)*	\$109.2	\$94.4	- 13.6%	\$529.9	\$463.9	- 12.5%
Percent of Original List Price Received*	104.0%	98.6%	- 5.2%	104.6%	97.7%	- 6.6%
Percent of List Price Received*	104.3%	99.9%	- 4.2%	104.2%	99.3%	- 4.7%
Days on Market Until Sale**	7	28	+ 300.0%	8	31	+ 287.5%
Housing Affordability Index	60	56	- 6.7%	61	59	- 3.3%
Inventory of Homes for Sale	211	260	+ 23.2%	--	--	--
Months Supply of Inventory	1.3	2.0	+ 53.8%	--	--	--

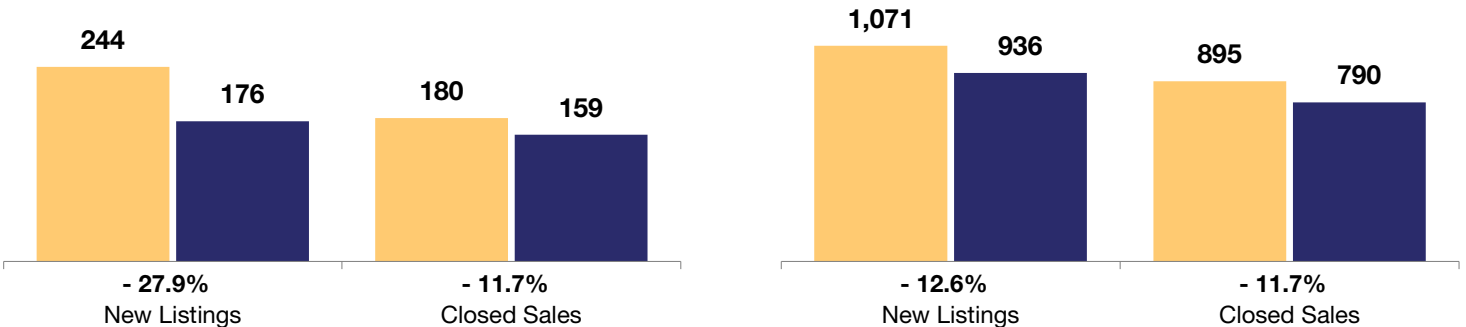
* Does not account for seller concessions. | ** Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

June

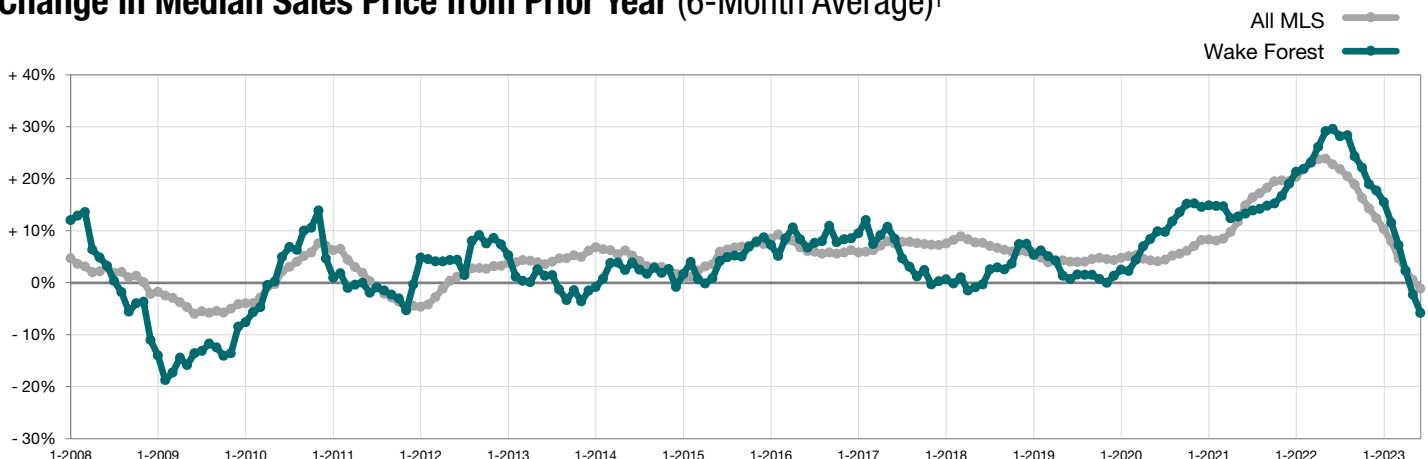
2022 2023

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