

# Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Wake Forest

**- 24.6%**

Change in  
New Listings

**- 39.9%**

Change in  
Closed Sales

**+ 16.7%**

Change in  
Median Sales Price

	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	142	107	- 24.6%	2,226	1,901	- 14.6%
Closed Sales	213	128	- 39.9%	2,058	1,651	- 19.8%
Median Sales Price*	\$465,000	<b>\$542,653</b>	+ 16.7%	\$434,407	<b>\$540,000</b>	+ 24.3%
Average Sales Price*	\$512,937	<b>\$586,330</b>	+ 14.3%	\$487,528	<b>\$596,692</b>	+ 22.4%
Total Dollar Volume (in millions)*	\$109.3	<b>\$75.1</b>	- 31.3%	\$1,003.3	<b>\$985.1</b>	- 1.8%
Percent of Original List Price Received*	103.0%	<b>96.8%</b>	- 6.0%	103.3%	<b>102.1%</b>	- 1.2%
Percent of List Price Received*	102.8%	<b>98.9%</b>	- 3.8%	103.0%	<b>102.4%</b>	- 0.6%
Days on Market Until Sale**	9	30	+ 233.3%	11	13	+ 18.2%
Housing Affordability Index	81	49	- 39.5%	87	49	- 43.7%
Inventory of Homes for Sale	119	282	+ 137.0%	--	--	--
Months Supply of Inventory	0.6	2.1	+ 250.0%	--	--	--

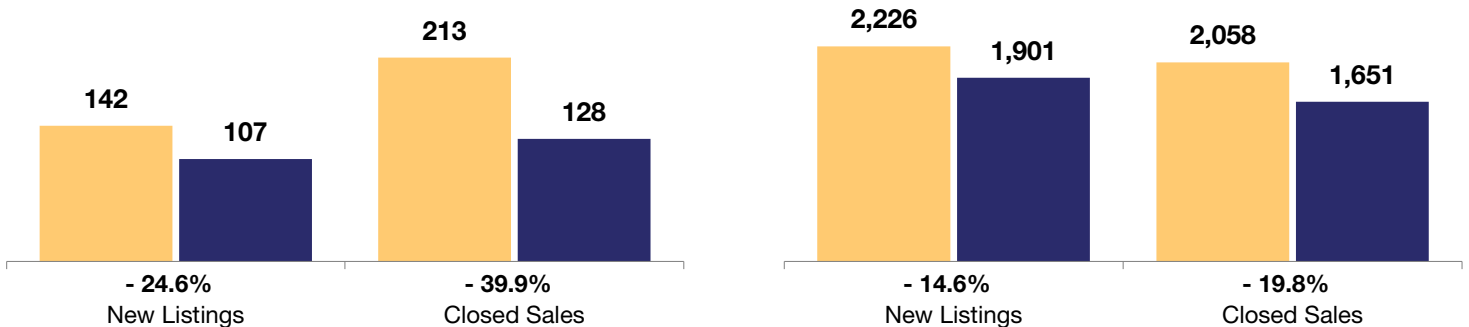
\* Does not account for seller concessions. | \*\* Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

### November

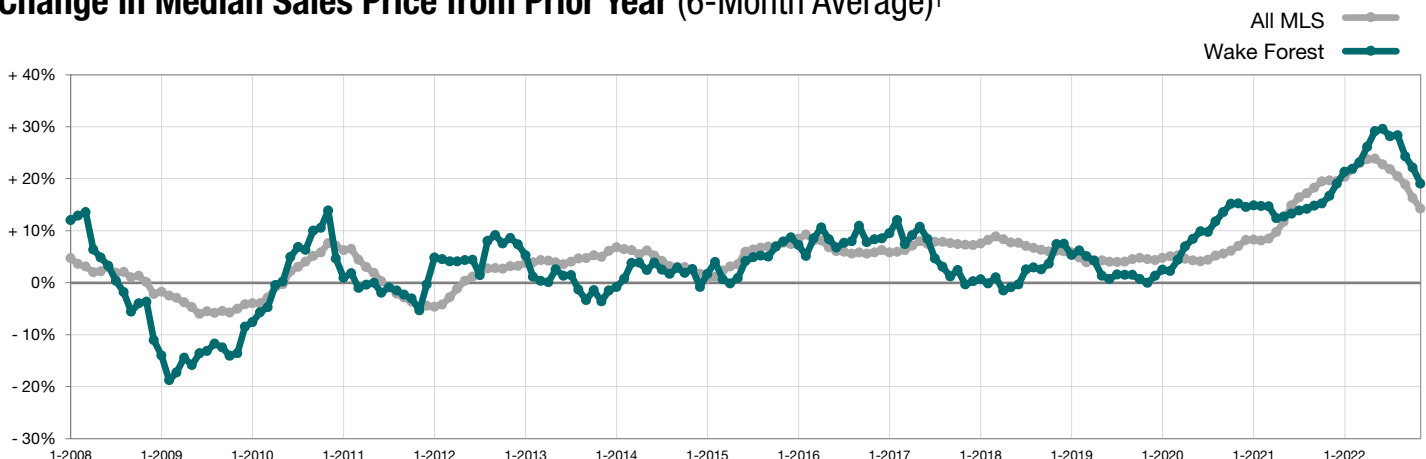
2021 2022

### 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