

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Wake Forest

- 42.3%

Change in
New Listings

- 45.4%

Change in
Closed Sales

+ 23.4%

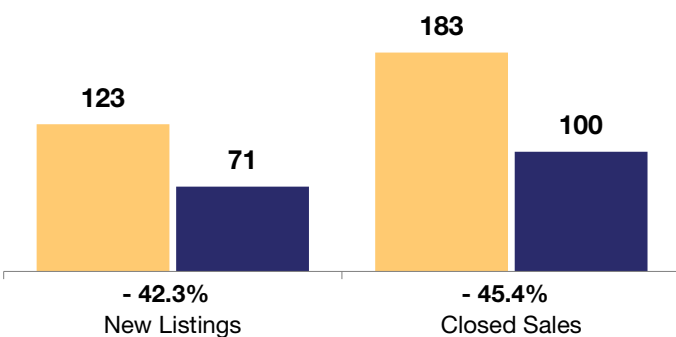
Change in
Median Sales Price

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	123	71	- 42.3%	2,349	1,972	- 16.0%
Closed Sales	183	100	- 45.4%	2,241	1,752	- 21.8%
Median Sales Price*	\$469,900	\$580,000	+ 23.4%	\$435,000	\$540,250	+ 24.2%
Average Sales Price*	\$508,900	\$609,283	+ 19.7%	\$489,273	\$597,351	+ 22.1%
Total Dollar Volume (in millions)*	\$93.1	\$60.9	- 34.6%	\$1,096.5	\$1,046.6	- 4.6%
Percent of Original List Price Received*	103.1%	95.1%	- 7.8%	103.3%	101.7%	- 1.5%
Percent of List Price Received*	102.9%	98.3%	- 4.5%	103.0%	102.2%	- 0.8%
Days on Market Until Sale**	10	41	+ 310.0%	11	14	+ 27.3%
Housing Affordability Index	80	48	- 40.0%	86	51	- 40.7%
Inventory of Homes for Sale	101	263	+ 160.4%	--	--	--
Months Supply of Inventory	0.5	2.0	+ 300.0%	--	--	--

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

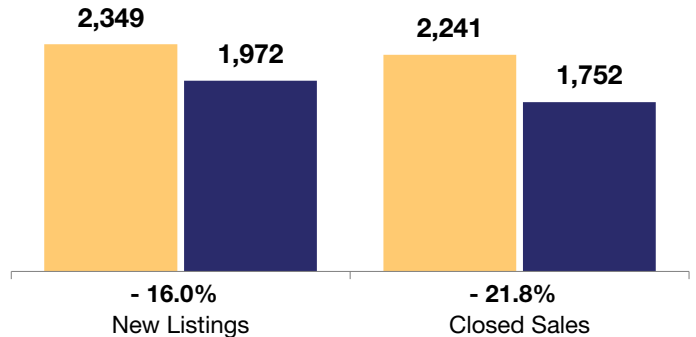
December

2021 2022

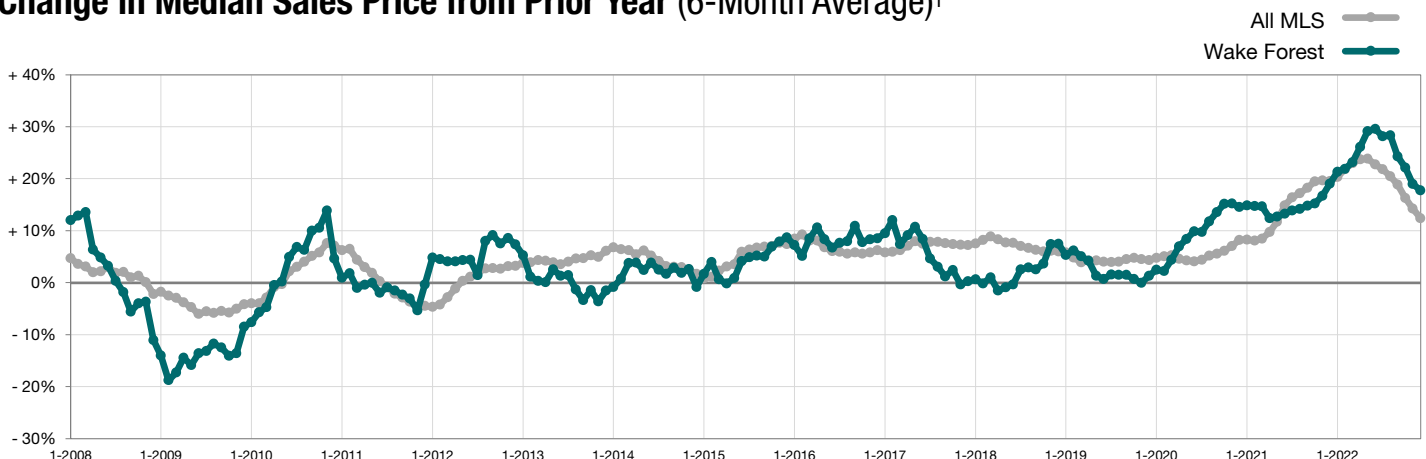


Year to Date

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