

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Chatham County

**- 10.0%**

Change in  
New Listings

**- 26.5%**

Change in  
Closed Sales

**+ 20.4%**

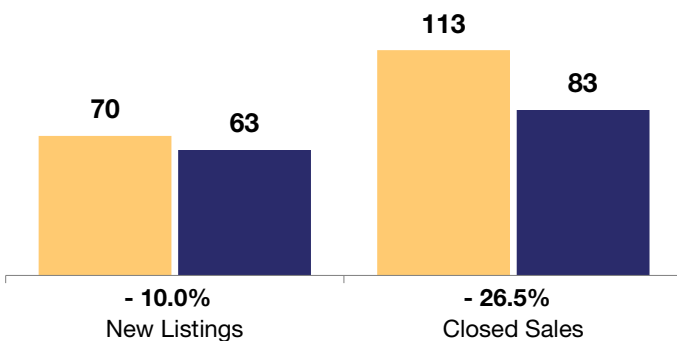
Change in  
Median Sales Price

	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	70	63	- 10.0%	1,499	1,239	- 17.3%
Closed Sales	113	83	- 26.5%	1,209	1,113	- 7.9%
Median Sales Price*	\$569,000	<b>\$685,000</b>	+ 20.4%	\$600,500	<b>\$618,000</b>	+ 2.9%
Average Sales Price*	\$660,230	<b>\$784,496</b>	+ 18.8%	\$665,367	<b>\$693,079</b>	+ 4.2%
Total Dollar Volume (in millions)*	\$74.6	<b>\$65.1</b>	- 12.7%	\$803.8	<b>\$770.7</b>	- 4.1%
Percent of Original List Price Received*	97.8%	<b>98.1%</b>	+ 0.3%	101.8%	<b>98.0%</b>	- 3.7%
Percent of List Price Received*	99.1%	<b>100.0%</b>	+ 0.9%	102.2%	<b>99.4%</b>	- 2.7%
Days on Market Until Sale**	27	<b>28</b>	+ 3.7%	18	<b>31</b>	+ 72.2%
Housing Affordability Index	52	<b>41</b>	- 21.2%	49	<b>45</b>	- 8.2%
Inventory of Homes for Sale	279	<b>274</b>	- 1.8%	--	--	--
Months Supply of Inventory	2.7	<b>2.9</b>	+ 7.4%	--	--	--

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

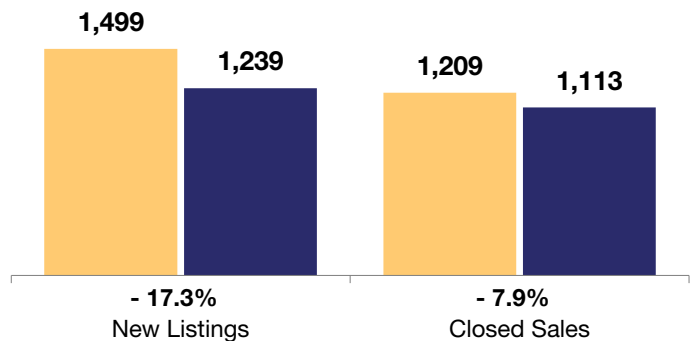
### November

2022 2023

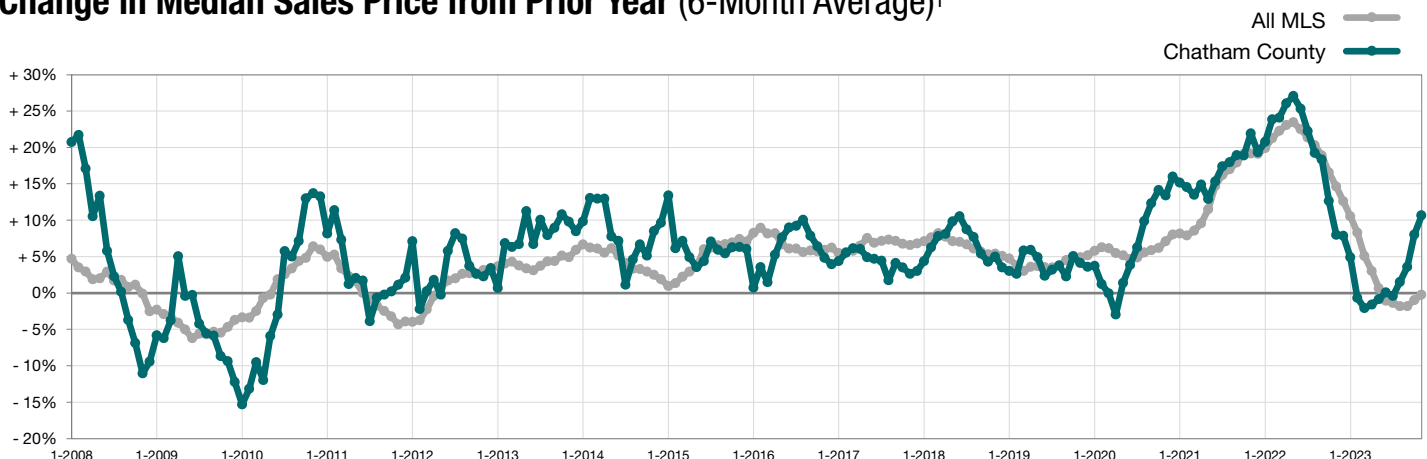


### Year to Date

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