

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



- 10.4%

- 34.1%

+ 8.2%

Chatham County

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

December

Year to Date

| | 2021 | 2022 | + / - | 2021 | 2022 | + / - |
|--|-----------|------------------|----------|-----------|------------------|---------|
| New Listings | 67 | 60 | - 10.4% | 1,658 | 1,548 | - 6.6% |
| Closed Sales | 123 | 81 | - 34.1% | 1,572 | 1,283 | - 18.4% |
| Median Sales Price* | \$536,000 | \$580,000 | + 8.2% | \$515,000 | \$600,000 | + 16.5% |
| Average Sales Price* | \$566,621 | \$709,152 | + 25.2% | \$559,343 | \$669,337 | + 19.7% |
| Total Dollar Volume (in millions)* | \$69.7 | \$57.4 | - 17.6% | \$879.3 | \$858.1 | - 2.4% |
| Percent of Original List Price Received* | 102.2% | 96.5% | - 5.6% | 101.7% | 101.4% | - 0.3% |
| Percent of List Price Received* | 102.0% | 98.8% | - 3.1% | 101.9% | 102.0% | + 0.1% |
| Days on Market Until Sale** | 19 | 47 | + 147.4% | 24 | 19 | - 20.8% |
| Housing Affordability Index | 70 | 48 | - 31.4% | 73 | 46 | - 37.0% |
| Inventory of Homes for Sale | 110 | 238 | + 116.4% | -- | -- | -- |
| Months Supply of Inventory | 0.8 | 2.3 | + 187.5% | -- | -- | -- |

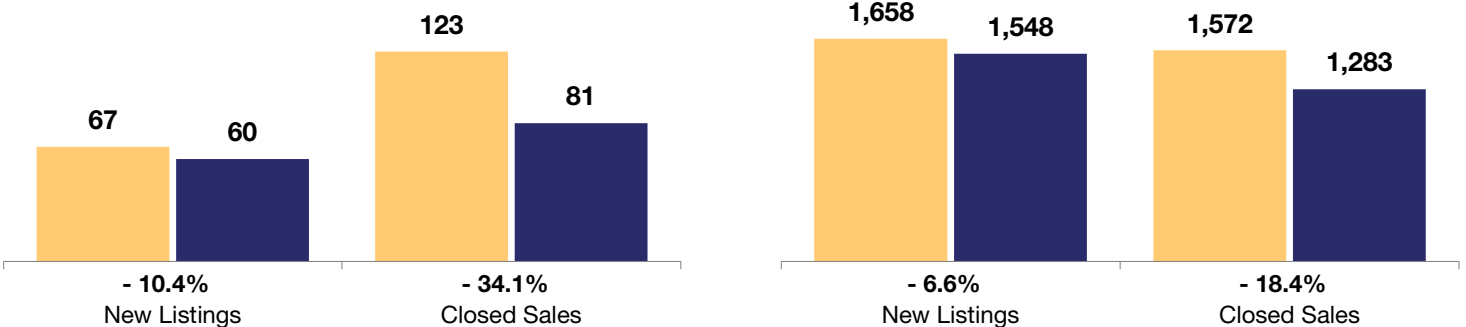
* Does not account for seller concessions. | ** Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

December

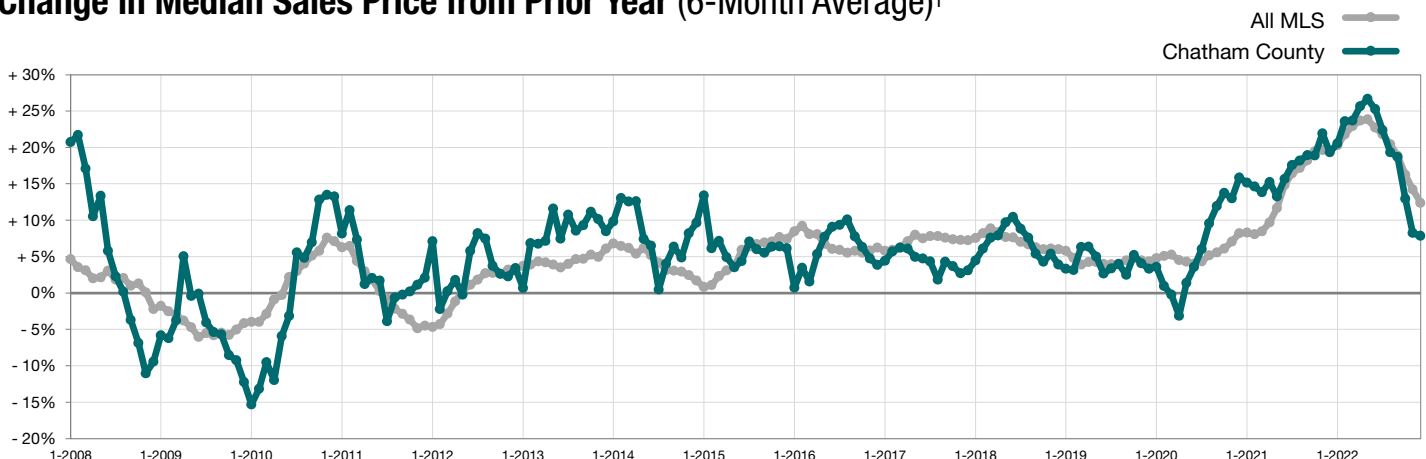
2021 2022

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