

# Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Chatham County

**0.0%**

Change in  
New Listings

**- 6.2%**

Change in  
Closed Sales

**- 20.9%**

Change in  
Median Sales Price

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	98	98	0.0%	182	192	+ 5.5%
Closed Sales	81	76	- 6.2%	178	153	- 14.0%
Median Sales Price*	\$597,245	<b>\$472,500</b>	- 20.9%	\$594,698	<b>\$525,000</b>	- 11.7%
Average Sales Price*	\$637,170	<b>\$605,928</b>	- 4.9%	\$634,309	<b>\$624,298</b>	- 1.6%
Total Dollar Volume (in millions)*	\$51.6	<b>\$46.1</b>	- 10.8%	\$112.9	<b>\$95.5</b>	- 15.4%
Percent of Original List Price Received*	101.7%	<b>96.3%</b>	- 5.3%	101.1%	<b>96.4%</b>	- 4.6%
Percent of List Price Received*	101.9%	<b>98.3%</b>	- 3.5%	101.3%	<b>98.6%</b>	- 2.7%
Days on Market Until Sale**	24	41	+ 70.8%	23	41	+ 78.3%
Housing Affordability Index	67	66	- 1.5%	67	59	- 11.9%
Inventory of Homes for Sale	94	240	+ 155.3%	--	--	--
Months Supply of Inventory	0.7	2.4	+ 242.9%	--	--	--

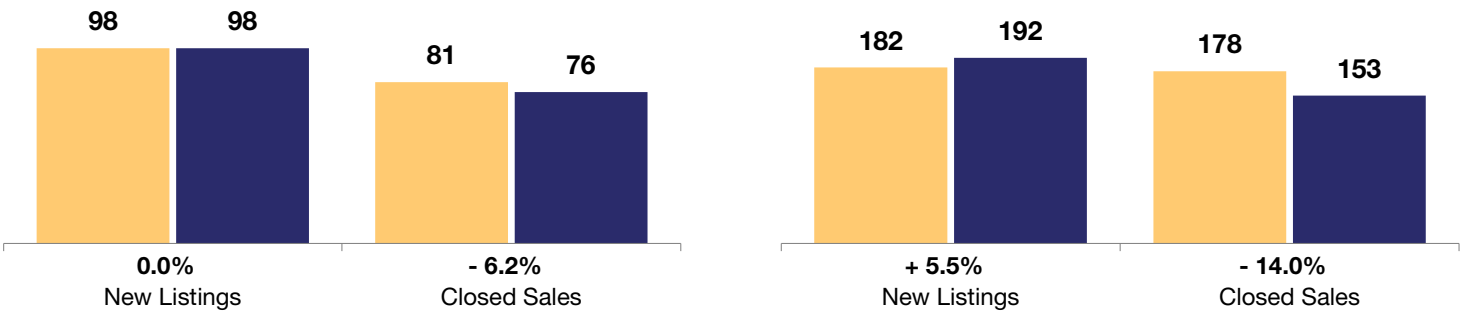
\* Does not account for seller concessions. | \*\* Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

### February

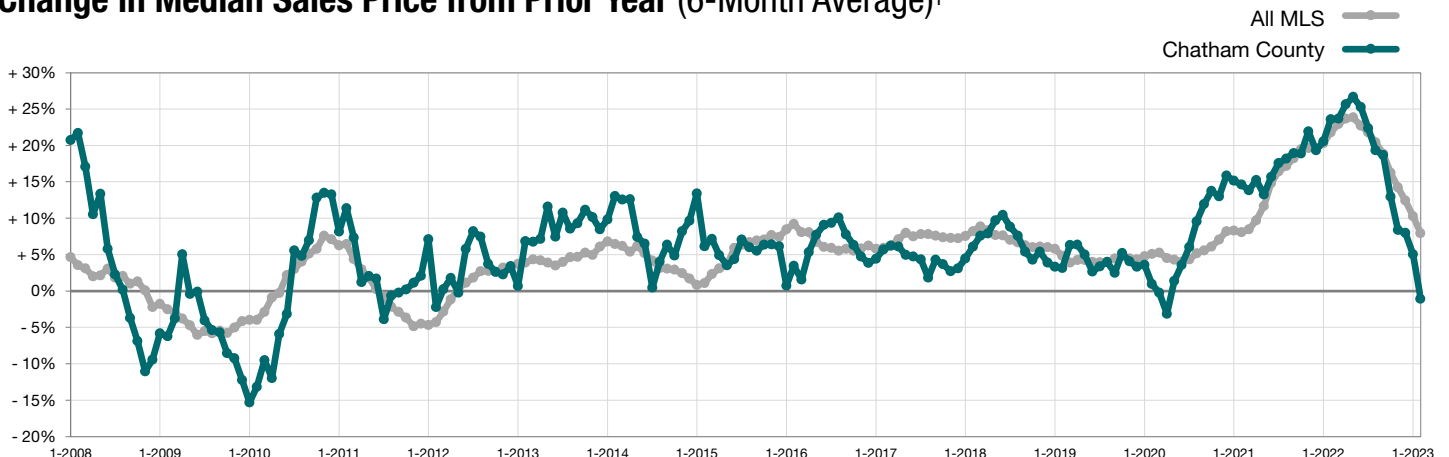
2022 2023

### 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