

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



+ 10.7%

- 22.7%

- 5.1%

Chatham County

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	84	93	+ 10.7%	84	93	+ 10.7%
Closed Sales	97	75	- 22.7%	97	75	- 22.7%
Median Sales Price*	\$592,000	\$562,000	- 5.1%	\$592,000	\$562,000	- 5.1%
Average Sales Price*	\$631,919	\$643,629	+ 1.9%	\$631,919	\$643,629	+ 1.9%
Total Dollar Volume (in millions)*	\$61.3	\$48.3	- 21.2%	\$61.3	\$48.3	- 21.2%
Percent of Original List Price Received*	100.6%	96.5%	- 4.1%	100.6%	96.5%	- 4.1%
Percent of List Price Received*	100.9%	98.8%	- 2.1%	100.9%	98.8%	- 2.1%
Days on Market Until Sale**	23	41	+ 78.3%	23	41	+ 78.3%
Housing Affordability Index	69	57	- 17.4%	69	57	- 17.4%
Inventory of Homes for Sale	104	233	+ 124.0%	--	--	--
Months Supply of Inventory	0.8	2.3	+ 187.5%	--	--	--

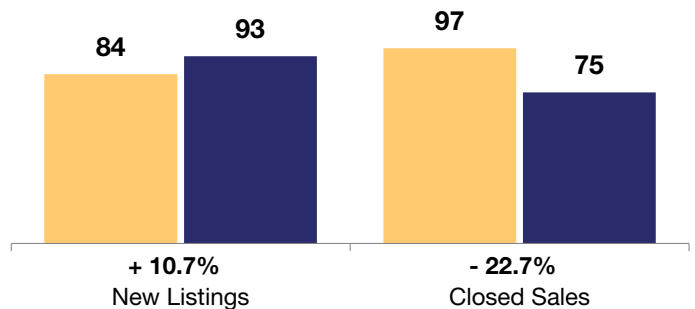
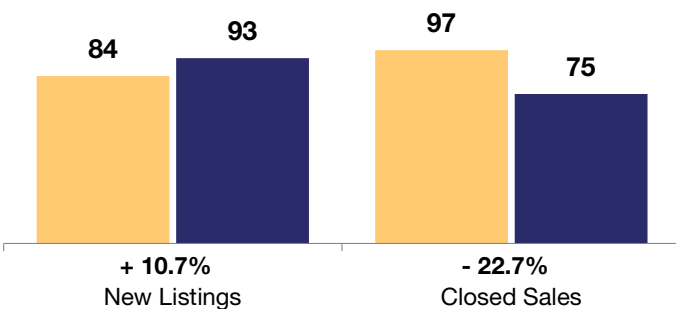
* Does not account for seller concessions. | ** Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

January

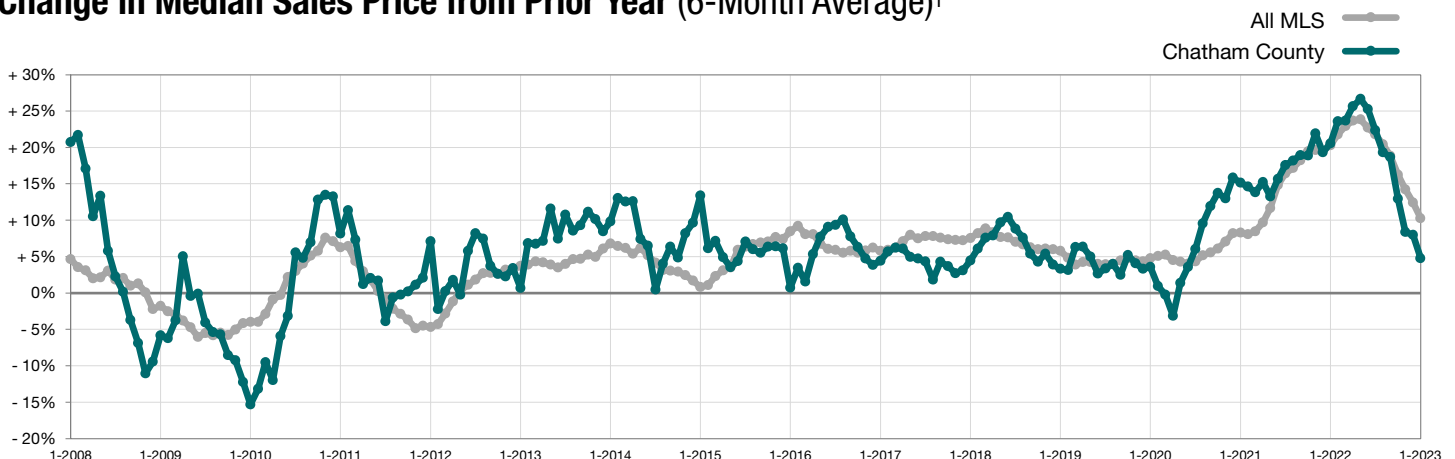
2022 2023

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