

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Chatham County

+ 23.2%

Change in
New Listings
All Properties

- 17.9%

Change in
Closed Sales
All Properties

+ 0.8%

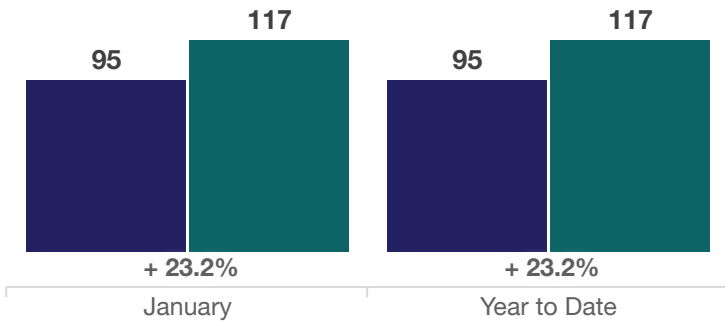
Change in
Median Sales Price
All Properties.

Key Metrics	January			Year to Date		
	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	95	117	+ 23.2%	95	117	+ 23.2%
Closed Sales	78	64	- 17.9%	78	64	- 17.9%
Median Sales Price*	\$575,000	\$579,430	+ 0.8%	\$575,000	\$579,430	+ 0.8%
Average Sales Price*	\$642,093	\$638,628	- 0.5%	\$642,093	\$638,628	- 0.5%
Total Dollar Volume (in millions)*	\$50	\$41	- 18.0%	\$50	\$41	- 18.0%
Percent of Original List Price Received*	96.5%	96.5%	0.0%	96.5%	96.5%	0.0%
Percent of List Price Received*	98.9%	98.7%	- 0.2%	98.9%	98.7%	- 0.2%
Days on Market Until Sale	49	57	+ 16.3%	49	57	+ 16.3%
Housing Affordability Index	67	64	- 4.5%	67	64	- 4.5%
Inventory of Homes for Sale	290	217	- 25.2%	—	—	—
Months Supply of Homes for Sale	2.9	2.3	- 20.7%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

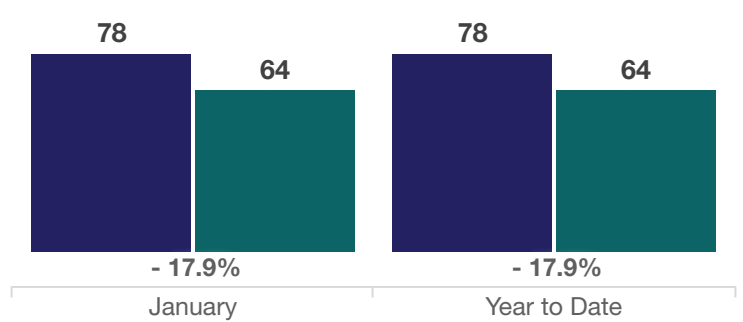
New Listings

■ 2023 ■ 2024



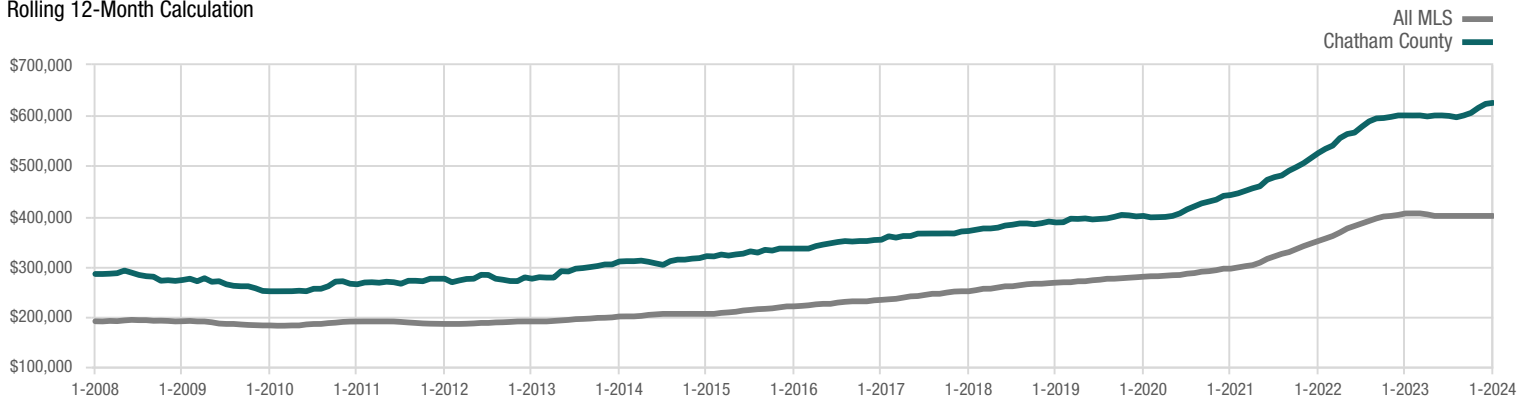
Closed Sales

■ 2023 ■ 2024



Median Sales Price

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.