

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



- 26.8%

- 20.2%

+ 17.6%

Chatham County

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

September

Year to Date

	2022	2023	+ / -	2022	2023	+ / -
New Listings	138	101	- 26.8%	1,312	1,051	- 19.9%
Closed Sales	104	83	- 20.2%	993	938	- 5.5%
Median Sales Price*	\$550,000	\$646,970	+ 17.6%	\$610,000	\$610,000	0.0%
Average Sales Price*	\$608,526	\$685,354	+ 12.6%	\$671,479	\$686,444	+ 2.2%
Total Dollar Volume (in millions)*	\$63.3	\$56.9	- 10.1%	\$666.1	\$643.2	- 3.4%
Percent of Original List Price Received*	100.0%	98.0%	- 2.0%	102.7%	98.1%	- 4.5%
Percent of List Price Received*	100.1%	98.2%	- 1.9%	102.9%	99.4%	- 3.4%
Days on Market Until Sale**	20	28	+ 40.0%	16	30	+ 87.5%
Housing Affordability Index	56	43	- 23.2%	50	46	- 8.0%
Inventory of Homes for Sale	309	289	- 6.5%	--	--	--
Months Supply of Inventory	2.8	3.1	+ 10.7%	--	--	--

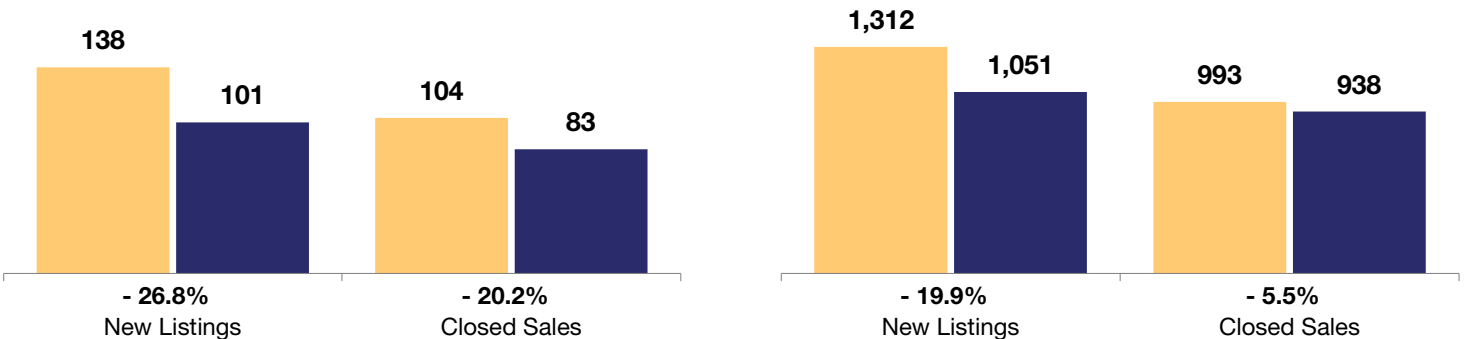
* Does not account for seller concessions. | ** Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

September

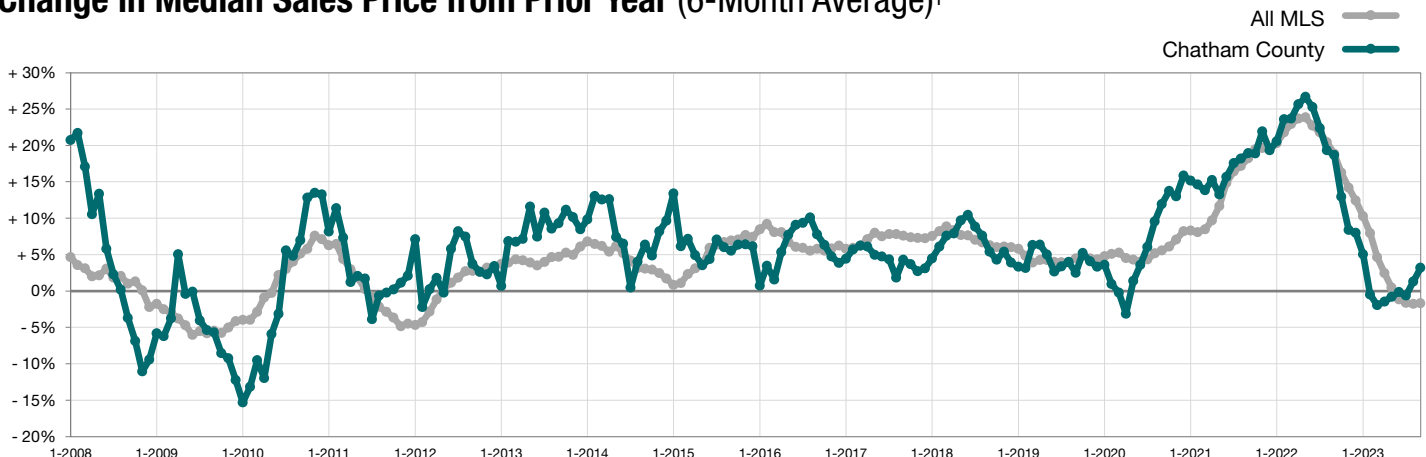
2022 2023

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