

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



+ 4.3%

Change in
New Listings

+ 6.9%

Change in
Closed Sales

+ 2.1%

Change in
Median Sales Price

Chatham County

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	138	144	+ 4.3%	321	336	+ 4.7%
Closed Sales	101	108	+ 6.9%	279	265	- 5.0%
Median Sales Price*	\$555,000	\$566,450	+ 2.1%	\$583,000	\$549,000	- 5.8%
Average Sales Price*	\$654,986	\$657,559	+ 0.4%	\$641,794	\$637,000	- 0.7%
Total Dollar Volume (in millions)*	\$66.2	\$71.0	+ 7.4%	\$179.1	\$168.8	- 5.7%
Percent of Original List Price Received*	103.2%	97.6%	- 5.4%	101.9%	96.9%	- 4.9%
Percent of List Price Received*	102.9%	99.3%	- 3.5%	101.9%	98.9%	- 2.9%
Days on Market Until Sale**	12	39	+ 225.0%	19	40	+ 110.5%
Housing Affordability Index	69	56	- 18.8%	66	58	- 12.1%
Inventory of Homes for Sale	106	253	+ 138.7%	--	--	--
Months Supply of Inventory	0.9	2.5	+ 177.8%	--	--	--

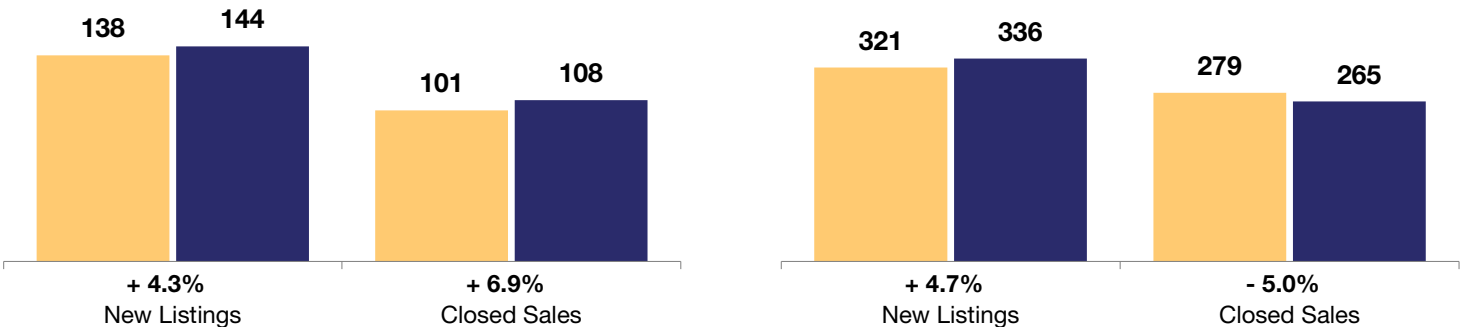
* Does not account for seller concessions. | ** Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

March

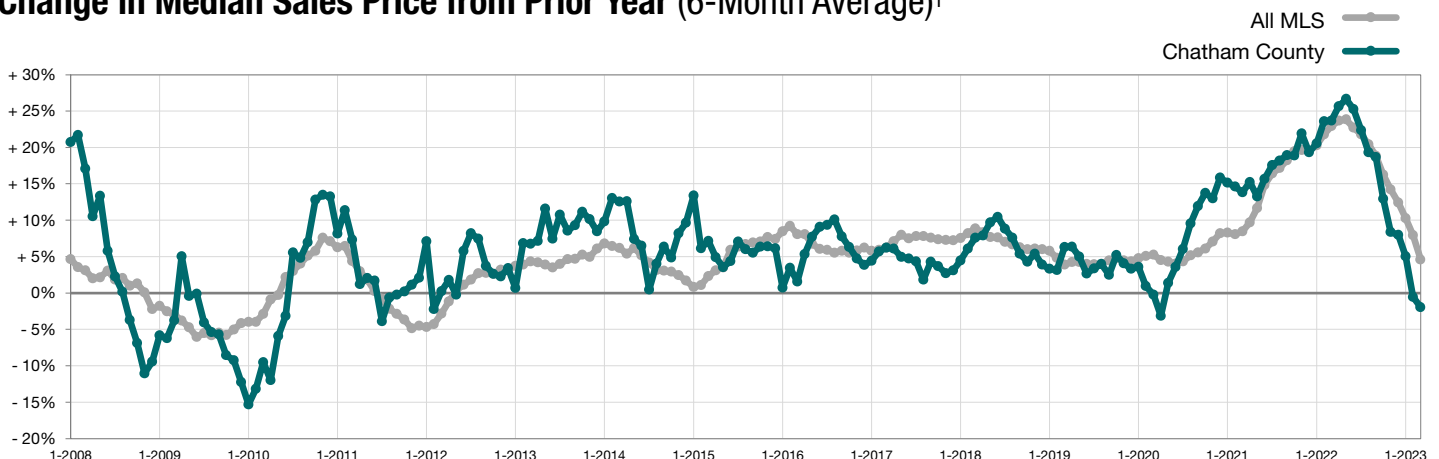
2022 2023

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