

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Chatham County

- 26.1%

Change in
New Listings

- 14.9%

Change in
Closed Sales

+ 0.6%

Change in
Median Sales Price

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	157	116	- 26.1%	1,174	951	- 19.0%
Closed Sales	121	103	- 14.9%	889	853	- 4.0%
Median Sales Price*	\$626,000	\$630,000	+ 0.6%	\$615,487	\$609,250	- 1.0%
Average Sales Price*	\$670,219	\$738,309	+ 10.2%	\$678,852	\$686,298	+ 1.1%
Total Dollar Volume (in millions)*	\$81.1	\$76.0	- 6.2%	\$602.8	\$584.7	- 3.0%
Percent of Original List Price Received*	99.8%	97.8%	- 2.0%	103.1%	98.1%	- 4.8%
Percent of List Price Received*	100.8%	99.3%	- 1.5%	103.2%	99.5%	- 3.6%
Days on Market Until Sale**	18	34	+ 88.9%	16	31	+ 93.8%
Housing Affordability Index	53	44	- 17.0%	54	46	- 14.8%
Inventory of Homes for Sale	272	272	0.0%	--	--	--
Months Supply of Inventory	2.4	2.9	+ 20.8%	--	--	--

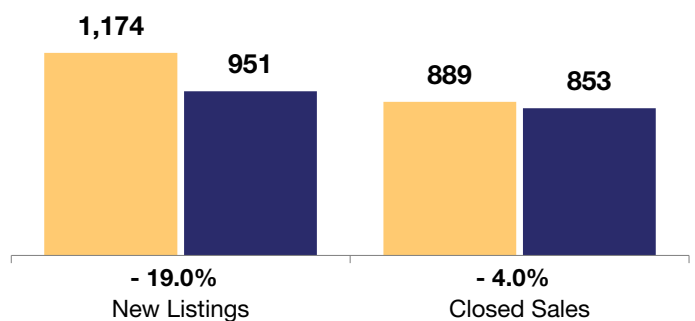
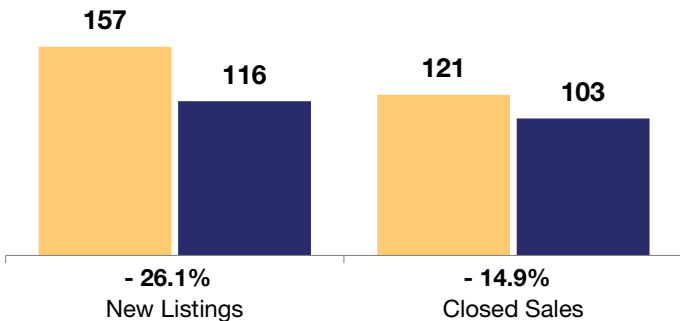
* Does not account for seller concessions. | ** Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

August

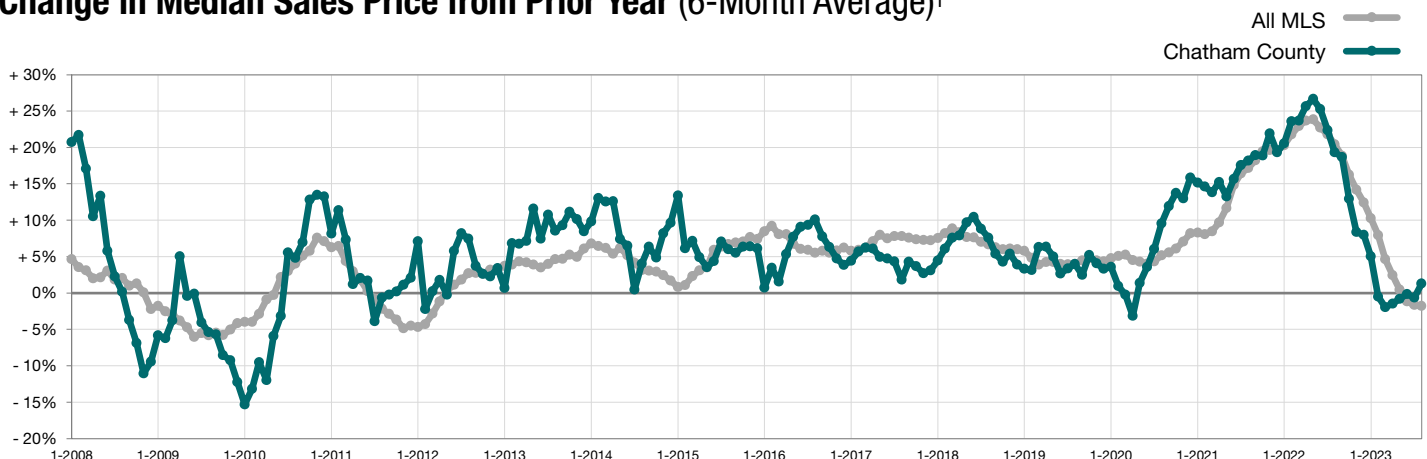
2022 2023

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