

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Entire Triangle Region

**+ 1.2%**

Change in  
**New Listings**  
All Properties

**- 12.9%**

Change in  
**Closed Sales**  
All Properties

**- 0.6%**

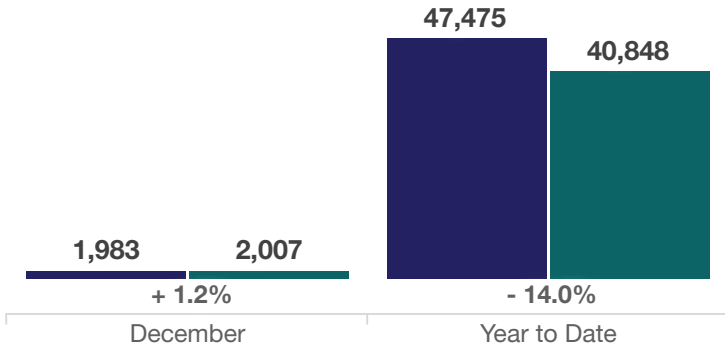
Change in  
**Median Sales Price**  
All Properties.

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	1,983	2,007	+ 1.2%	47,475	40,848	- 14.0%
Closed Sales	2,785	2,426	- 12.9%	41,604	35,723	- 14.1%
Median Sales Price*	\$396,660	\$394,450	- 0.6%	\$402,000	\$400,000	- 0.5%
Average Sales Price*	\$461,857	\$466,028	+ 0.9%	\$461,182	\$471,610	+ 2.3%
Total Dollar Volume (in millions)*	\$1,286	\$1,141	- 11.3%	\$19,187	\$16,859	- 12.1%
Percent of Original List Price Received*	95.5%	97.0%	+ 1.6%	101.4%	97.9%	- 3.5%
Percent of List Price Received*	98.3%	98.8%	+ 0.5%	102.2%	99.4%	- 2.7%
Days on Market Until Sale	46	43	- 6.5%	41	44	+ 7.3%
Housing Affordability Index	79	76	- 3.8%	78	75	- 3.8%
Inventory of Homes for Sale	7,956	5,615	- 29.4%	—	—	—
Months Supply of Homes for Sale	2.5	1.9	- 24.0%	—	—	—

\* 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.

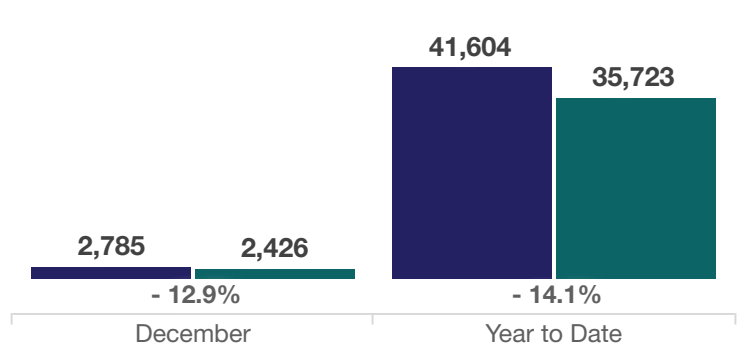
### New Listings

■ 2022 ■ 2023



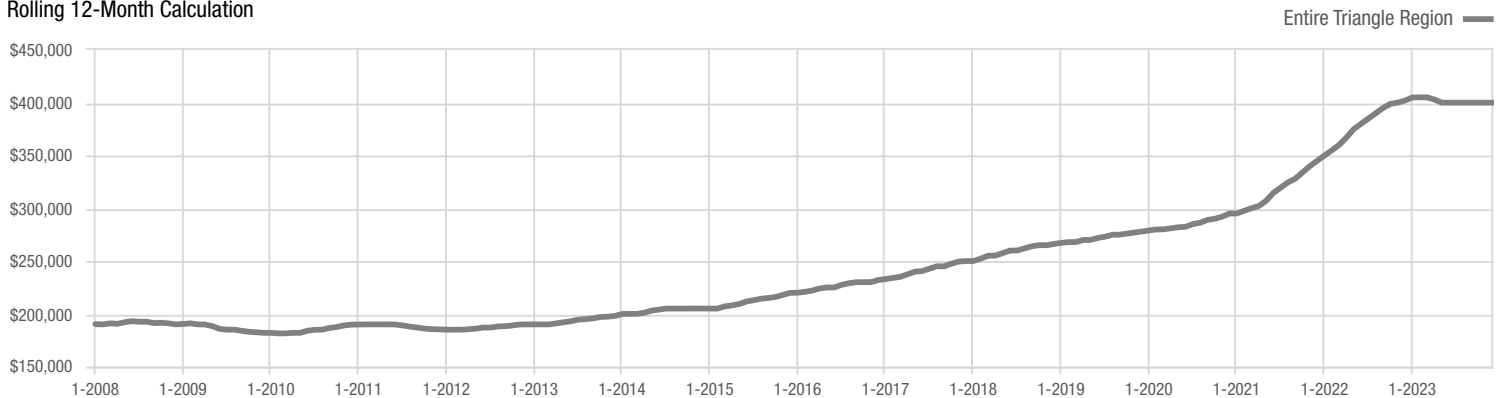
### Closed Sales

■ 2022 ■ 2023



### 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.