

Entire Triangle Region

- 12.5%

Change in
New Listings

- 18.2%

Change in
Closed Sales

+ 2.7%

Change in
Median Sales Price

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	3,405	2,980	- 12.5%	6,381	5,944	- 6.8%
Closed Sales	2,973	2,431	- 18.2%	5,797	4,420	- 23.8%
Median Sales Price*	\$374,900	\$385,000	+ 2.7%	\$373,575	\$385,000	+ 3.1%
Average Sales Price*	\$420,202	\$437,985	+ 4.2%	\$420,515	\$443,187	+ 5.4%
Total Dollar Volume (in millions)*	\$1,248.4	\$1,063.9	- 14.8%	\$2,436.5	\$1,957.6	- 19.7%
Percent of Original List Price Received*	102.4%	95.6%	- 6.6%	102.2%	95.2%	- 6.8%
Percent of List Price Received*	102.6%	98.6%	- 3.9%	102.4%	98.2%	- 4.1%
Days on Market Until Sale**	17	42	+ 147.1%	16	43	+ 168.8%
Housing Affordability Index	109	82	- 24.8%	109	82	- 24.8%
Inventory of Homes for Sale	2,098	4,959	+ 136.4%	--	--	--
Months Supply of Inventory	0.5	1.6	+ 220.0%	--	--	--

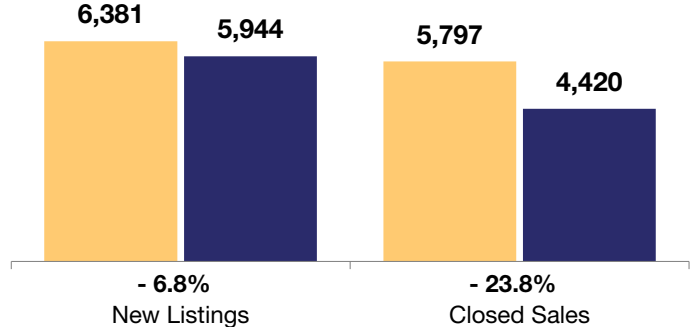
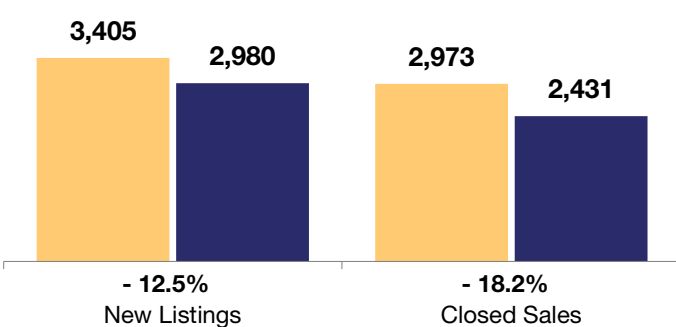
* Does not account for seller concessions. | ** Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

February

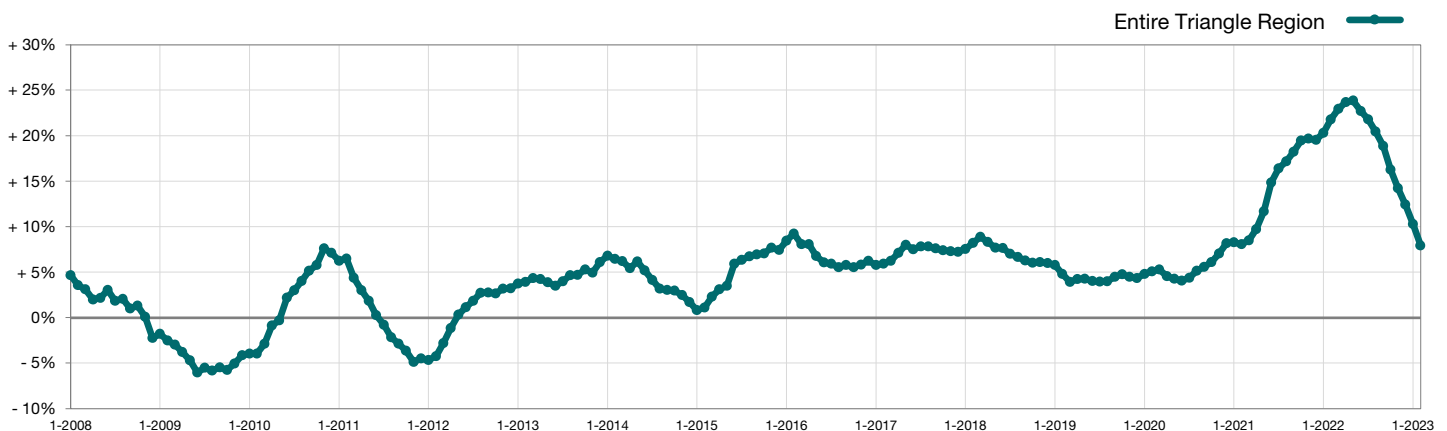
2022 2023

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