

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Entire Triangle Region

+ 27.3%

Change in
New Listings
All Properties

- 0.8%

Change in
Closed Sales
All Properties

- 0.0%

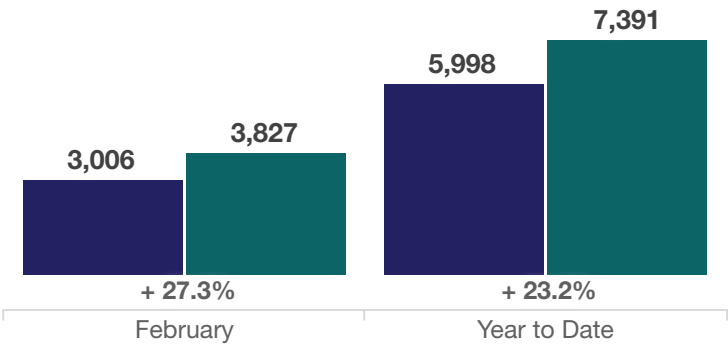
Change in
Median Sales Price
All Properties.

Key Metrics	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	3,006	3,827	+ 27.3%	5,998	7,391	+ 23.2%
Closed Sales	2,452	2,432	- 0.8%	4,446	4,407	- 0.9%
Median Sales Price*	\$385,000	\$384,990	- 0.0%	\$385,000	\$384,831	- 0.0%
Average Sales Price*	\$438,491	\$459,045	+ 4.7%	\$443,439	\$456,154	+ 2.9%
Total Dollar Volume (in millions)*	\$1,074	\$1,115	+ 3.8%	\$1,974	\$2,009	+ 1.8%
Percent of Original List Price Received*	95.6%	97.9%	+ 2.4%	95.2%	97.4%	+ 2.3%
Percent of List Price Received*	98.6%	99.3%	+ 0.7%	98.3%	98.9%	+ 0.6%
Days on Market Until Sale	55	45	- 18.2%	56	47	- 16.1%
Housing Affordability Index	88	82	- 6.8%	88	82	- 6.8%
Inventory of Homes for Sale	6,846	5,802	- 15.2%	—	—	—
Months Supply of Homes for Sale	2.2	1.9	- 13.6%	—	—	—

* 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.

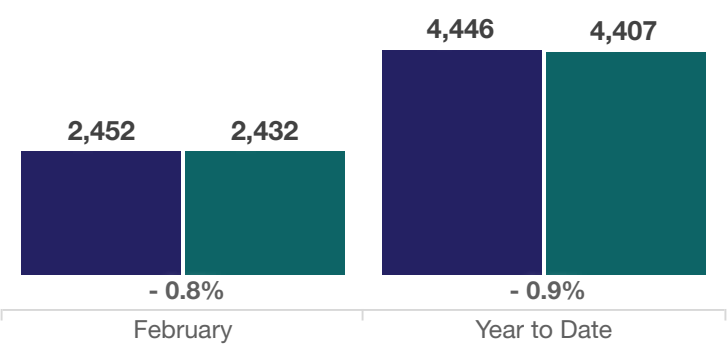
New Listings

■ 2023 ■ 2024



Closed Sales

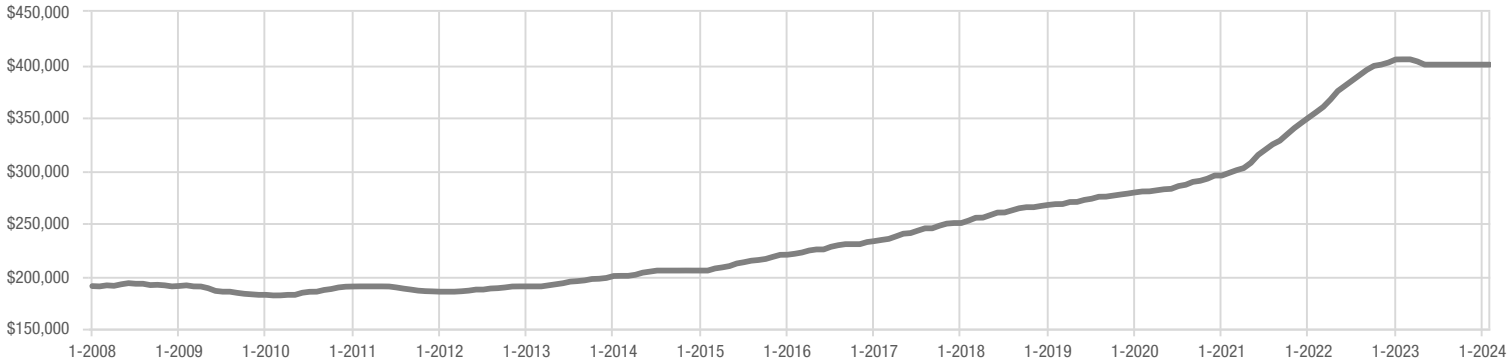
■ 2023 ■ 2024



Median Sales Price

Rolling 12-Month Calculation

Entire Triangle Region —



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.