

Entire Triangle Region

- 0.8%

Change in
New Listings

- 30.5%

Change in
Closed Sales

+ 3.9%

Change in
Median Sales Price

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	2,975	2,952	- 0.8%	2,975	2,952	- 0.8%
Closed Sales	2,824	1,964	- 30.5%	2,824	1,964	- 30.5%
Median Sales Price*	\$370,575	\$385,000	+ 3.9%	\$370,575	\$385,000	+ 3.9%
Average Sales Price*	\$420,844	\$448,722	+ 6.6%	\$420,844	\$448,722	+ 6.6%
Total Dollar Volume (in millions)*	\$1,188.0	\$880.4	- 25.9%	\$1,188.0	\$880.4	- 25.9%
Percent of Original List Price Received*	102.0%	94.7%	- 7.2%	102.0%	94.7%	- 7.2%
Percent of List Price Received*	102.2%	97.8%	- 4.3%	102.2%	97.8%	- 4.3%
Days on Market Until Sale**	15	43	+ 186.7%	15	43	+ 186.7%
Housing Affordability Index	114	85	- 25.4%	114	85	- 25.4%
Inventory of Homes for Sale	2,186	5,528	+ 152.9%	--	--	--
Months Supply of Inventory	0.5	1.7	+ 240.0%	--	--	--

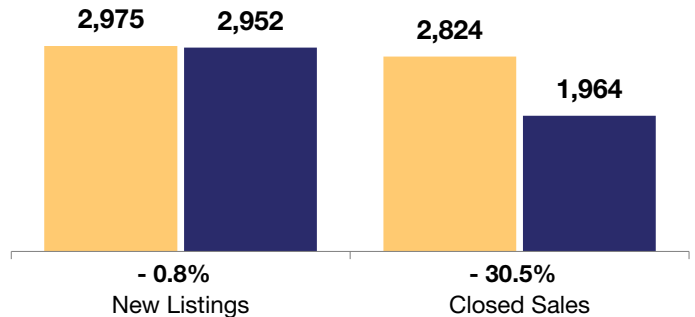
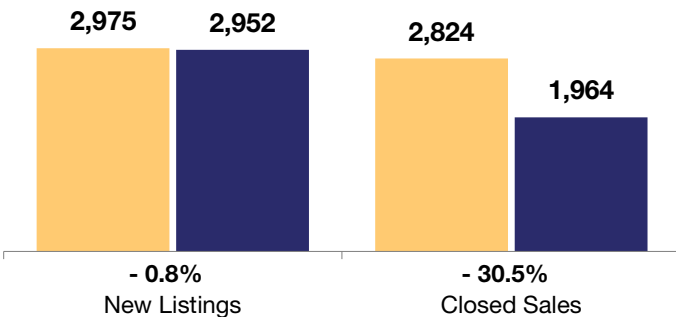
* Does not account for seller concessions. | ** Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

January

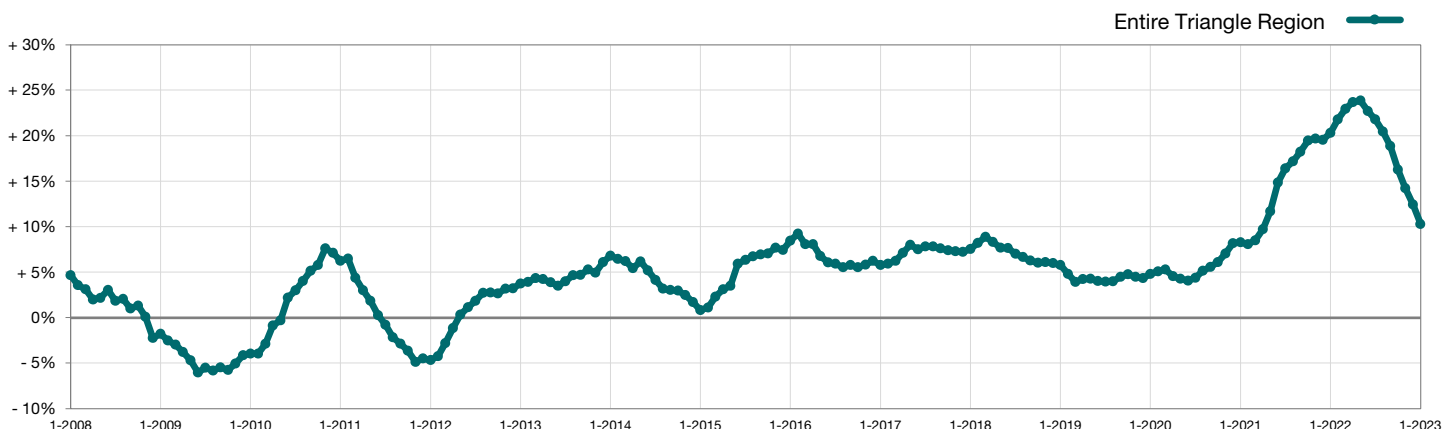
■ 2022 ■ 2023

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