

# Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Entire Triangle Region

**+ 17.2%**

Change in  
**New Listings**  
All Properties

**- 4.9%**

Change in  
**Closed Sales**  
All Properties

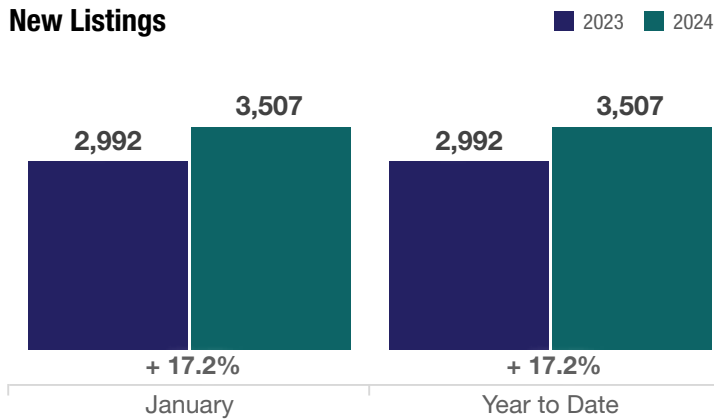
**- 1.1%**

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

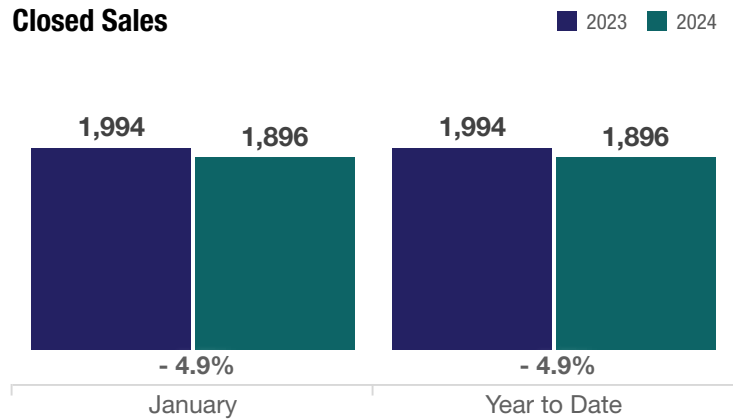
Key Metrics	January			Year to Date		
	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	2,992	3,507	+ 17.2%	2,992	3,507	+ 17.2%
Closed Sales	1,994	1,896	- 4.9%	1,994	1,896	- 4.9%
Median Sales Price*	\$385,150	\$381,000	- 1.1%	\$385,150	\$381,000	- 1.1%
Average Sales Price*	\$449,520	\$453,865	+ 1.0%	\$449,520	\$453,865	+ 1.0%
Total Dollar Volume (in millions)*	\$899	\$860	- 4.3%	\$899	\$860	- 4.3%
Percent of Original List Price Received*	94.7%	96.7%	+ 2.1%	94.7%	96.7%	+ 2.1%
Percent of List Price Received*	97.8%	98.4%	+ 0.6%	97.8%	98.4%	+ 0.6%
Days on Market Until Sale	56	52	- 7.1%	56	52	- 7.1%
Housing Affordability Index	84	78	- 7.1%	84	78	- 7.1%
Inventory of Homes for Sale	7,430	5,506	- 25.9%	—	—	—
Months Supply of Homes for Sale	2.3	1.9	- 17.4%	—	—	—

\* 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

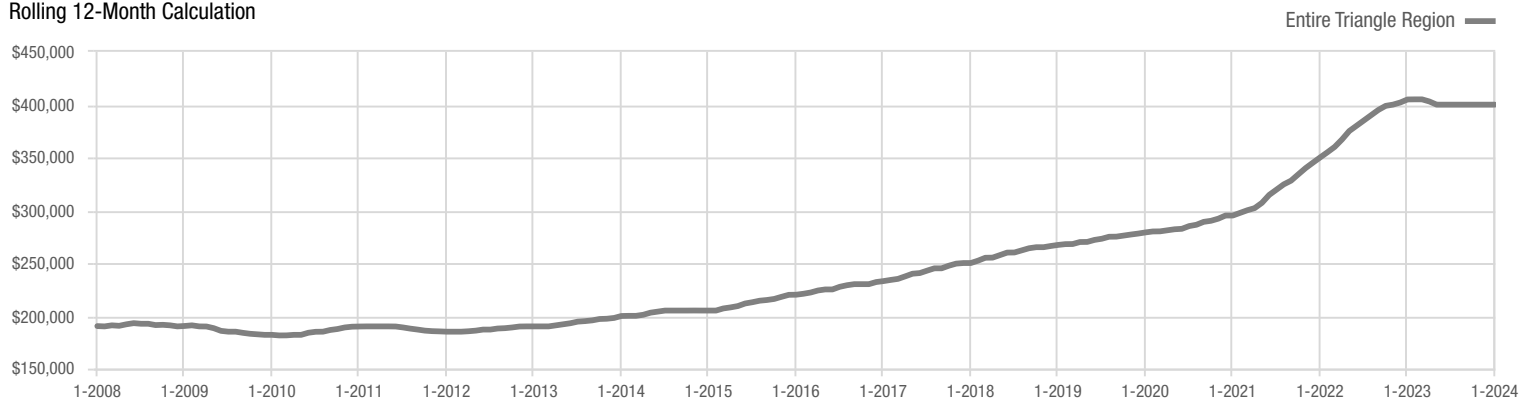


### Closed Sales



### 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.