

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Orange County

+ 9.1%

Change in
New Listings

- 4.5%

Change in
Closed Sales

+ 9.6%

Change in
Median Sales Price

November

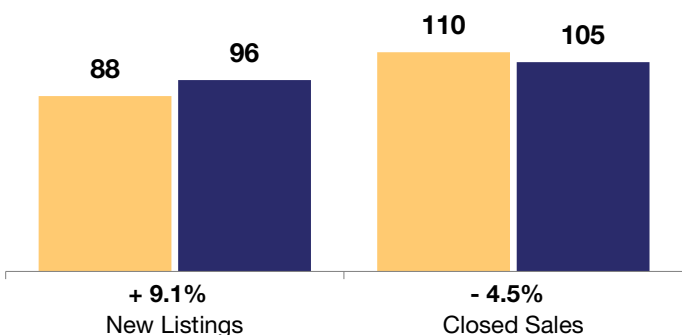
Year to Date

	2022	2023	+ / -	2022	2023	+ / -
New Listings	88	96	+ 9.1%	1,776	1,598	- 10.0%
Closed Sales	110	105	- 4.5%	1,613	1,352	- 16.2%
Median Sales Price*	\$412,248	\$452,000	+ 9.6%	\$440,000	\$457,450	+ 4.0%
Average Sales Price*	\$535,261	\$605,322	+ 13.1%	\$554,710	\$586,452	+ 5.7%
Total Dollar Volume (in millions)*	\$58.9	\$63.6	+ 7.9%	\$893.6	\$792.9	- 11.3%
Percent of Original List Price Received*	98.4%	96.8%	- 1.6%	104.1%	100.1%	- 3.8%
Percent of List Price Received*	99.8%	98.7%	- 1.1%	104.6%	101.2%	- 3.3%
Days on Market Until Sale**	21	26	+ 23.8%	15	21	+ 40.0%
Housing Affordability Index	72	62	- 13.9%	67	61	- 9.0%
Inventory of Homes for Sale	216	235	+ 8.8%	--	--	--
Months Supply of Inventory	1.6	2.0	+ 25.0%	--	--	--

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

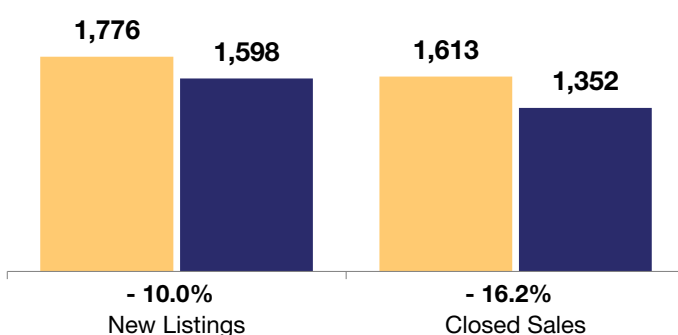
November

2022 2023

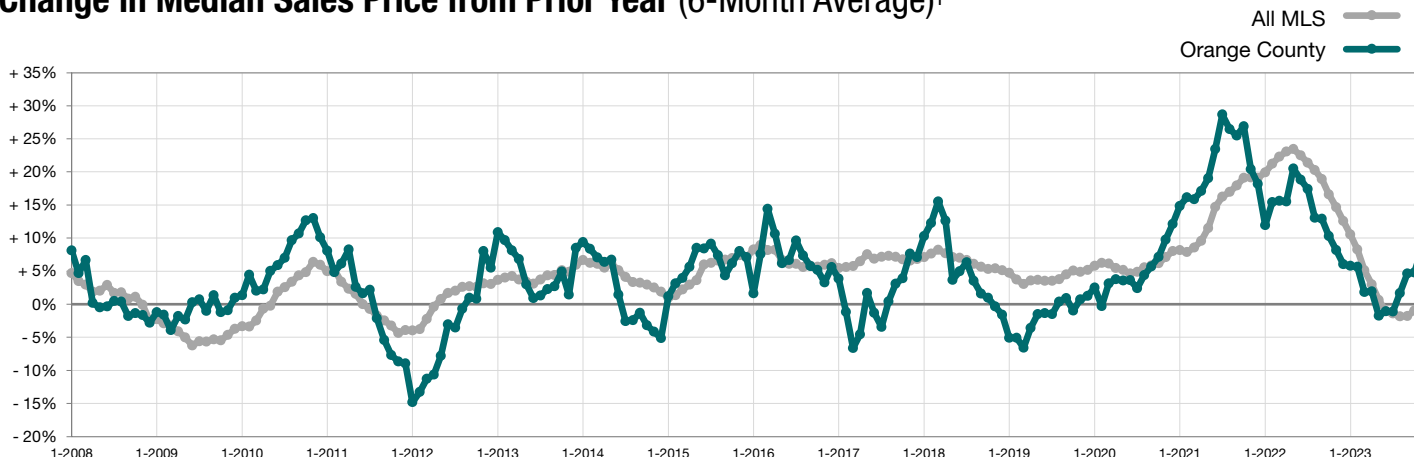


Year to Date

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