

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Orange County

- 3.7%

Change in
New Listings

- 28.0%

Change in
Closed Sales

+ 8.6%

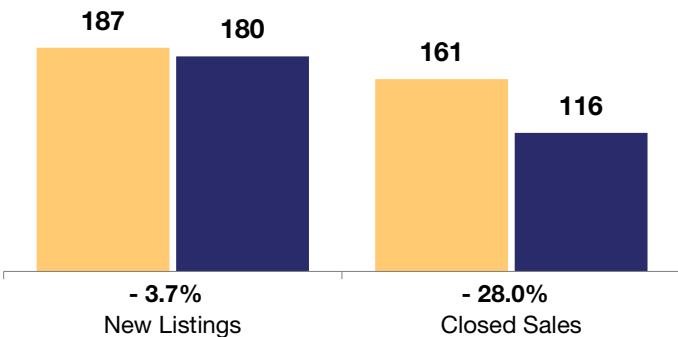
Change in
Median Sales Price

	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	187	180	- 3.7%	619	511	- 17.4%
Closed Sales	161	116	- 28.0%	551	381	- 30.9%
Median Sales Price*	\$467,500	\$507,500	+ 8.6%	\$433,305	\$427,500	- 1.3%
Average Sales Price*	\$572,782	\$664,703	+ 16.0%	\$536,994	\$569,175	+ 6.0%
Total Dollar Volume (in millions)*	\$91.6	\$77.1	- 15.9%	\$295.3	\$216.9	- 26.6%
Percent of Original List Price Received*	109.2%	102.1%	- 6.5%	104.7%	99.4%	- 5.1%
Percent of List Price Received*	108.7%	102.7%	- 5.5%	105.0%	100.8%	- 4.0%
Days on Market Until Sale**	8	14	+ 75.0%	17	27	+ 58.8%
Housing Affordability Index	76	62	- 18.4%	82	73	- 11.0%
Inventory of Homes for Sale	111	119	+ 7.2%	--	--	--
Months Supply of Inventory	0.7	1.0	+ 42.9%	--	--	--

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

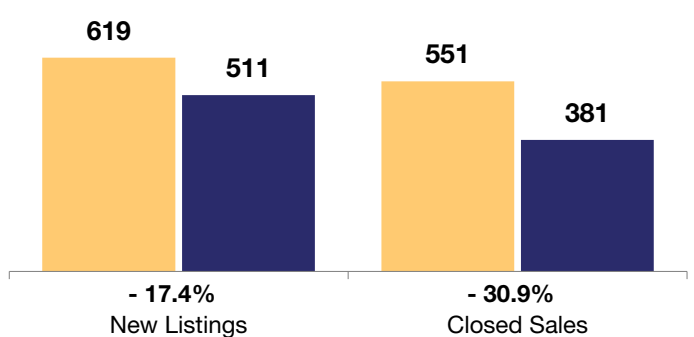
April

2022 2023

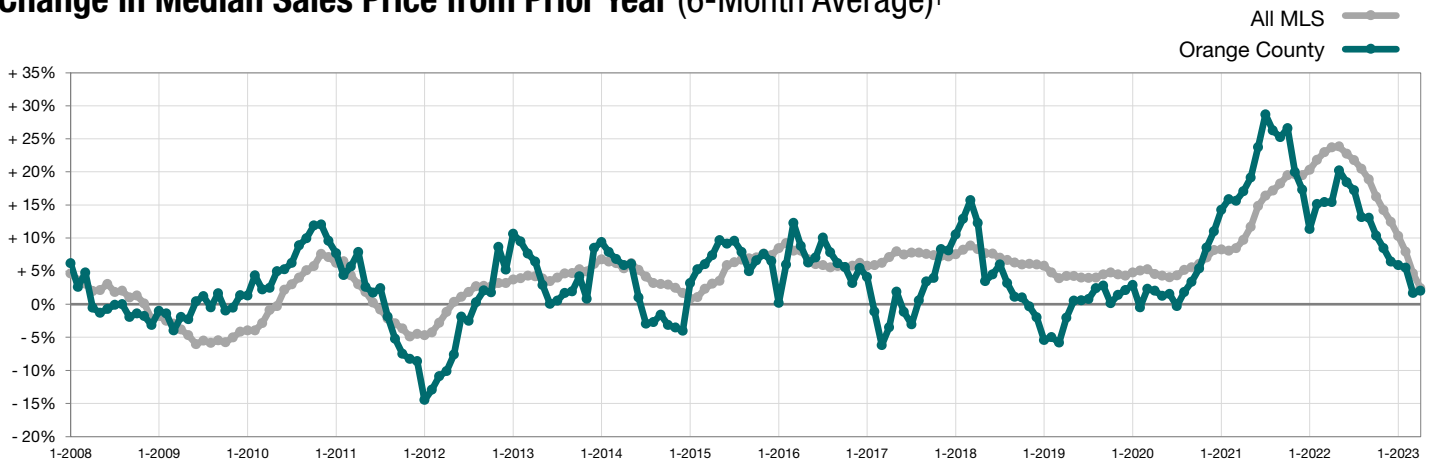


Year to Date

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