

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Orange County

- 44.7%

Change in
New Listings

- 43.3%

Change in
Closed Sales

+ 5.9%

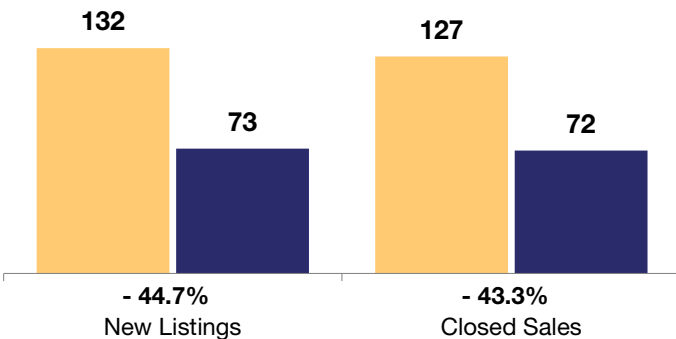
Change in
Median Sales Price

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	132	73	- 44.7%	132	73	- 44.7%
Closed Sales	127	72	- 43.3%	127	72	- 43.3%
Median Sales Price*	\$392,900	\$416,175	+ 5.9%	\$392,900	\$416,175	+ 5.9%
Average Sales Price*	\$492,057	\$522,933	+ 6.3%	\$492,057	\$522,933	+ 6.3%
Total Dollar Volume (in millions)*	\$62.5	\$37.7	- 39.7%	\$62.5	\$37.7	- 39.7%
Percent of Original List Price Received*	101.5%	97.5%	- 3.9%	101.5%	97.5%	- 3.9%
Percent of List Price Received*	102.0%	99.9%	- 2.1%	102.0%	99.9%	- 2.1%
Days on Market Until Sale**	19	38	+ 100.0%	19	38	+ 100.0%
Housing Affordability Index	105	77	- 26.7%	105	77	- 26.7%
Inventory of Homes for Sale	70	128	+ 82.9%	--	--	--
Months Supply of Inventory	0.4	1.0	+ 150.0%	--	--	--

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

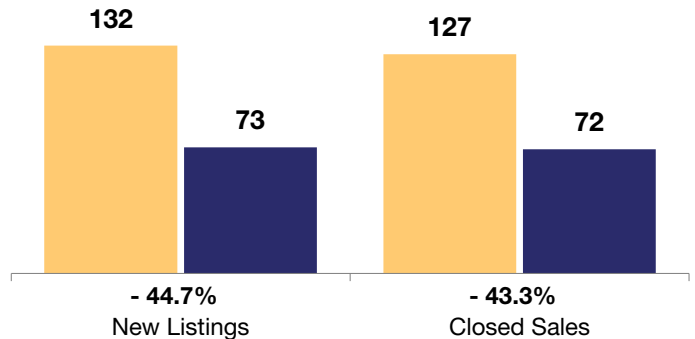
January

2022 2023

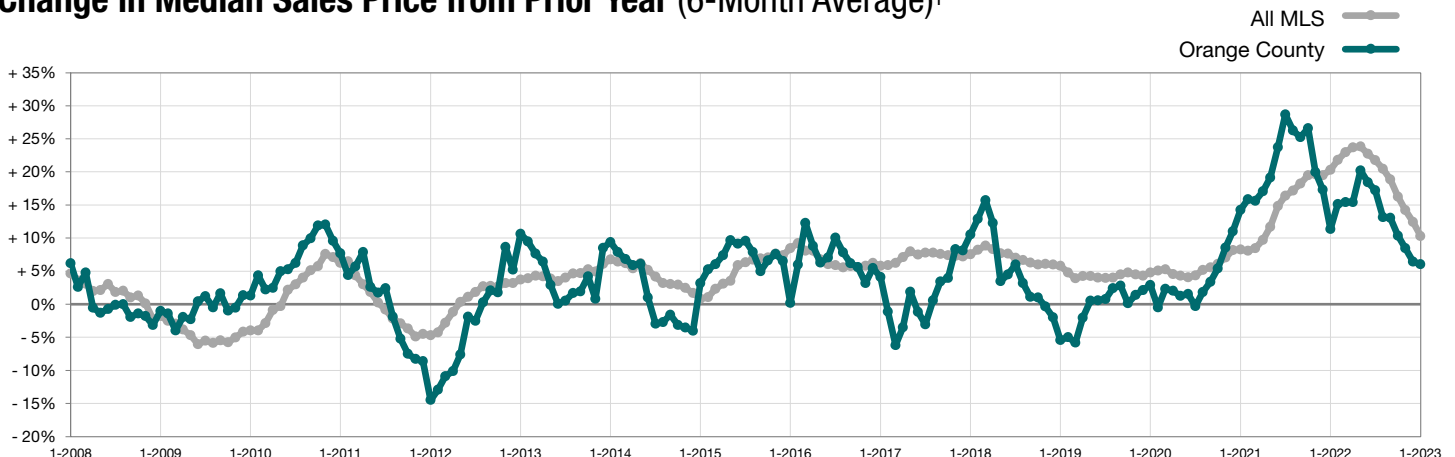


Year to Date

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