

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Orange County

+ 5.6%

- 14.7%

+ 13.9%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

September

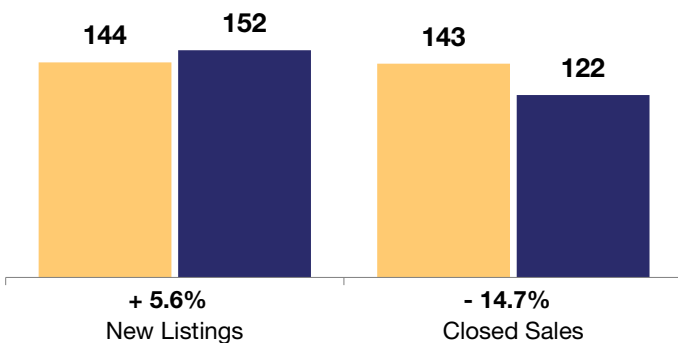
Year to Date

	2022	2023	+ / -	2022	2023	+ / -
New Listings	144	152	+ 5.6%	1,541	1,327	- 13.9%
Closed Sales	143	122	- 14.7%	1,370	1,129	- 17.6%
Median Sales Price*	\$409,000	\$465,905	+ 13.9%	\$450,000	\$460,000	+ 2.2%
Average Sales Price*	\$504,744	\$541,952	+ 7.4%	\$563,842	\$590,645	+ 4.8%
Total Dollar Volume (in millions)*	\$72.2	\$66.1	- 8.4%	\$771.3	\$666.8	- 13.5%
Percent of Original List Price Received*	100.3%	100.6%	+ 0.3%	105.0%	100.4%	- 4.4%
Percent of List Price Received*	101.3%	101.3%	0.0%	105.4%	101.5%	- 3.7%
Days on Market Until Sale**	19	23	+ 21.1%	14	21	+ 50.0%
Housing Affordability Index	75	60	- 20.0%	68	60	- 11.8%
Inventory of Homes for Sale	213	206	- 3.3%	--	--	--
Months Supply of Inventory	1.5	1.8	+ 20.0%	--	--	--

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

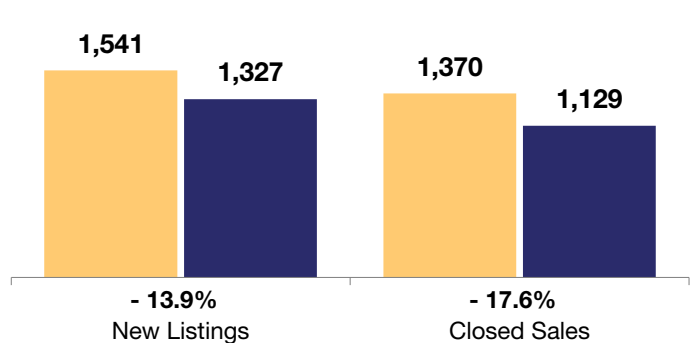
September

2022 2023

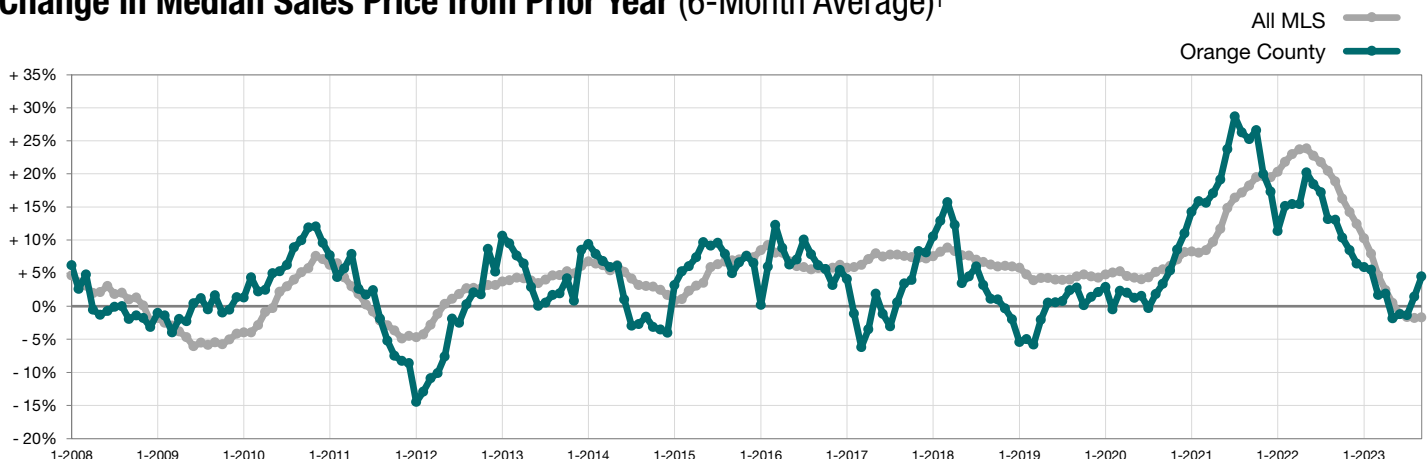


Year to Date

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