

Local Market Update – October 2022

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Durham County

- 38.1%

Change in
New Listings

- 24.9%

Change in
Closed Sales

+ 5.9%

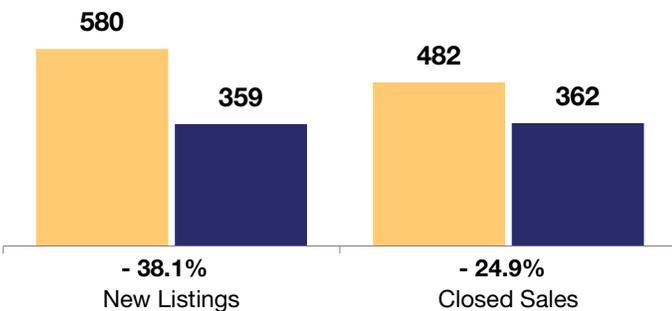
Change in
Median Sales Price

| | October | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2021 | 2022 | + / - | 2021 | 2022 | + / - |
| New Listings | 580 | 359 | - 38.1% | 5,487 | 4,928 | - 10.2% |
| Closed Sales | 482 | 362 | - 24.9% | 4,868 | 4,285 | - 12.0% |
| Median Sales Price* | \$370,000 | \$392,000 | + 5.9% | \$339,848 | \$410,000 | + 20.6% |
| Average Sales Price* | \$396,102 | \$427,230 | + 7.9% | \$379,207 | \$441,929 | + 16.5% |
| Total Dollar Volume (in millions)* | \$190.9 | \$154.2 | - 19.2% | \$1,846.0 | \$1,893.2 | + 2.6% |
| Percent of Original List Price Received* | 103.1% | 96.5% | - 6.4% | 104.2% | 103.4% | - 0.8% |
| Percent of List Price Received* | 103.5% | 99.1% | - 4.3% | 104.3% | 104.1% | - 0.2% |
| Days on Market Until Sale** | 10 | 28 | + 180.0% | 11 | 14 | + 27.3% |
| Housing Affordability Index | 102 | 67 | - 34.3% | 111 | 64 | - 42.3% |
| Inventory of Homes for Sale | 464 | 732 | + 57.8% | -- | -- | -- |
| Months Supply of Inventory | 0.9 | 1.8 | + 100.0% | -- | -- | -- |

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

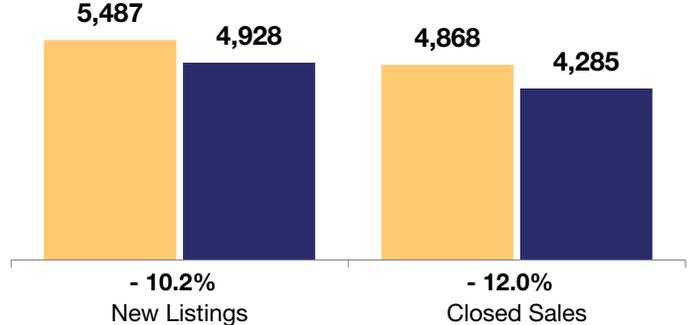
October

2021 2022



Year to Date

2021 2022



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