

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Durham County

- 42.3%

Change in
New Listings

- 41.0%

Change in
Closed Sales

+ 7.5%

Change in
Median Sales Price

	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	452	261	- 42.3%	5,940	5,191	- 12.6%
Closed Sales	517	305	- 41.0%	5,385	4,596	- 14.7%
Median Sales Price*	\$381,220	\$410,000	+ 7.5%	\$342,000	\$410,000	+ 19.9%
Average Sales Price*	\$406,983	\$439,399	+ 8.0%	\$381,874	\$441,785	+ 15.7%
Total Dollar Volume (in millions)*	\$210.4	\$134.0	- 36.3%	\$2,056.4	\$2,030.0	- 1.3%
Percent of Original List Price Received*	102.8%	95.8%	- 6.8%	104.1%	102.9%	- 1.2%
Percent of List Price Received*	103.2%	98.5%	- 4.6%	104.2%	103.8%	- 0.4%
Days on Market Until Sale**	13	30	+ 130.8%	11	15	+ 36.4%
Housing Affordability Index	99	64	- 35.4%	110	64	- 41.8%
Inventory of Homes for Sale	434	665	+ 53.2%	--	--	--
Months Supply of Inventory	0.9	1.7	+ 88.9%	--	--	--

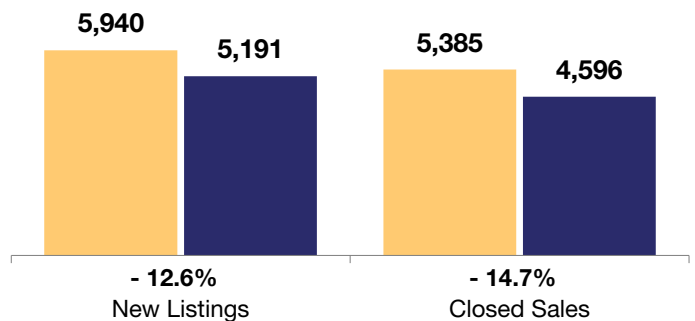
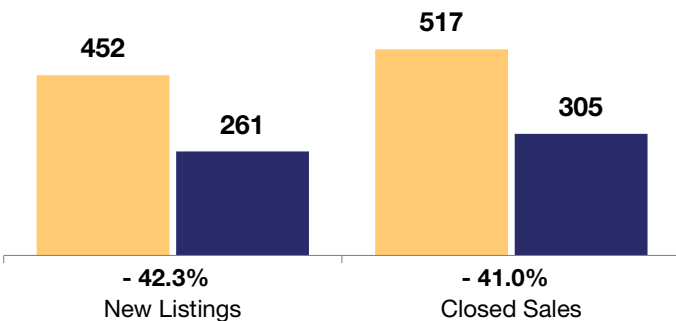
* Does not account for seller concessions. | ** Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

November

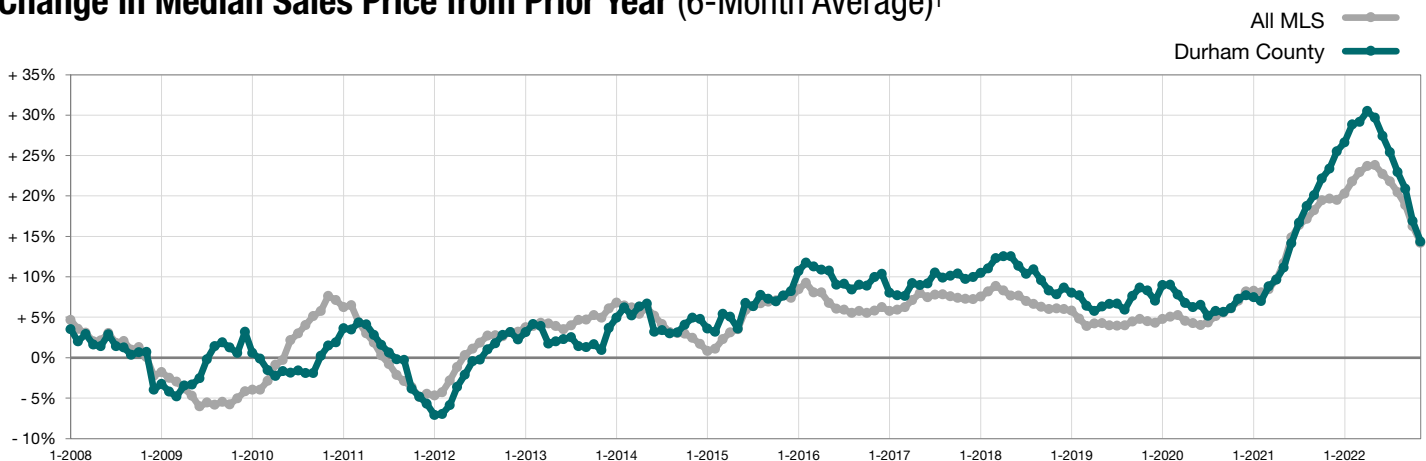
2021 2022

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