

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Durham County

- 33.5%

Change in
New Listings

- 48.4%

Change in
Closed Sales

- 1.3%

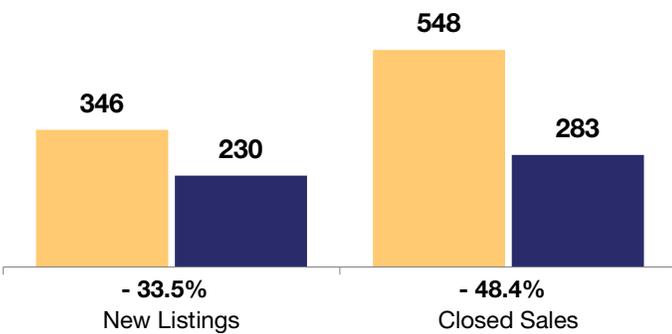
Change in
Median Sales Price

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	346	230	- 33.5%	6,286	5,430	- 13.6%
Closed Sales	548	283	- 48.4%	5,933	4,887	- 17.6%
Median Sales Price*	\$400,000	\$395,000	- 1.3%	\$349,000	\$409,656	+ 17.4%
Average Sales Price*	\$437,720	\$428,538	- 2.1%	\$387,032	\$440,914	+ 13.9%
Total Dollar Volume (in millions)*	\$239.9	\$121.3	- 49.4%	\$2,296.3	\$2,154.3	- 6.2%
Percent of Original List Price Received*	102.3%	95.3%	- 6.8%	103.9%	102.5%	- 1.3%
Percent of List Price Received*	102.7%	98.6%	- 4.0%	104.1%	103.4%	- 0.7%
Days on Market Until Sale**	16	33	+ 106.3%	12	16	+ 33.3%
Housing Affordability Index	94	70	- 25.5%	107	68	- 36.4%
Inventory of Homes for Sale	417	559	+ 34.1%	--	--	--
Months Supply of Inventory	0.8	1.5	+ 87.5%	--	--	--

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

December

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