Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY **TRIANGLE MLS**

TRIANGLE MLS™
MULTIPLE LISTING SERVICES

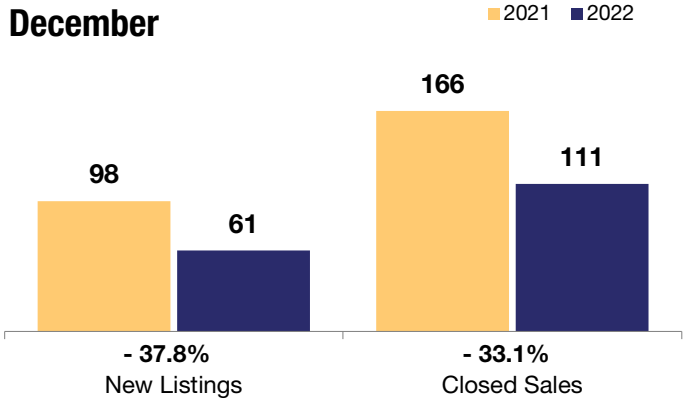
Orange County

- 37.8%	- 33.1%	+ 3.4%
Change in **New Listings**	Change in **Closed Sales**	Change in **Median Sales Price**

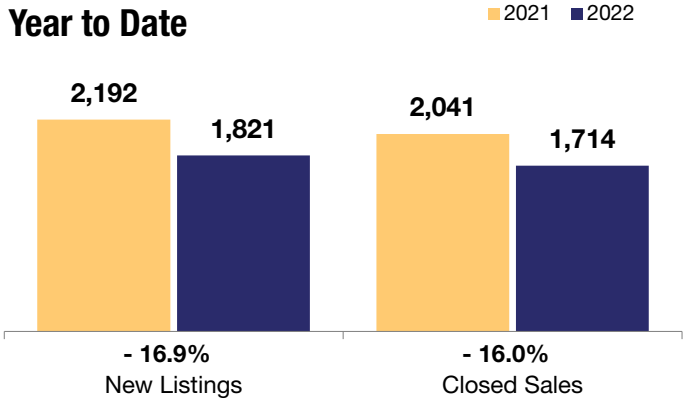
	December			Year to Date		
	2021	2022	+ / –	2021	2022	+ / –
New Listings	98	**61**	- 37.8%	2,192	**1,821**	- 16.9%
Closed Sales	166	**111**	- 33.1%	2,041	**1,714**	- 16.0%
Median Sales Price*	$406,000	**$420,000**	+ 3.4%	$405,000	**$439,950**	+ 8.6%
Average Sales Price*	$482,070	**$575,071**	+ 19.3%	$481,804	**$557,190**	+ 15.6%
Total Dollar Volume (in millions)*	$80.0	**$63.8**	- 20.2%	$982.4	**$953.9**	- 2.9%
Percent of Original List Price Received*	102.4%	**97.6%**	- 4.7%	103.3%	**103.6%**	+ 0.3%
Percent of List Price Received*	103.0%	**98.6%**	- 4.3%	103.7%	**104.2%**	+ 0.5%
Days on Market Until Sale**	16	**34**	+ 112.5%	17	**16**	- 5.9%
Housing Affordability Index	92	**66**	- 28.3%	93	**63**	- 32.3%
Inventory of Homes for Sale	101	**156**	+ 54.5%	--	--	--
Months Supply of Inventory	0.6	**1.2**	+ 100.0%	--	--	--

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

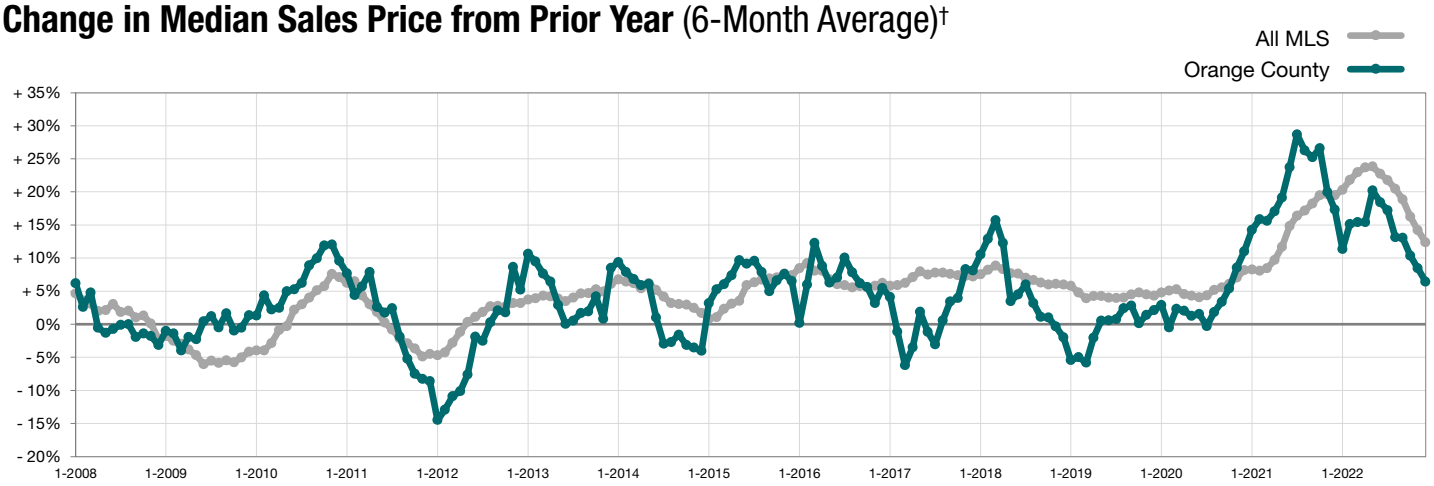
December



Year to Date



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

Current as of January 10, 2023. All data from Triangle Multiple Listing Service, Inc.. | Report © 2023 ShowingTime.