Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Chatham County

+ 10.7%

- 22.7%

- 5.1%

Change in New Listings Change in Closed Sales

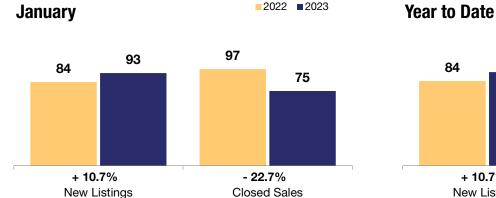
Change in Median Sales Price

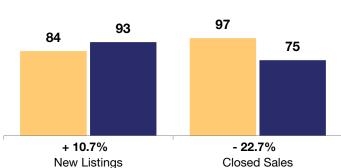
■2022 ■2023

January Year to Date

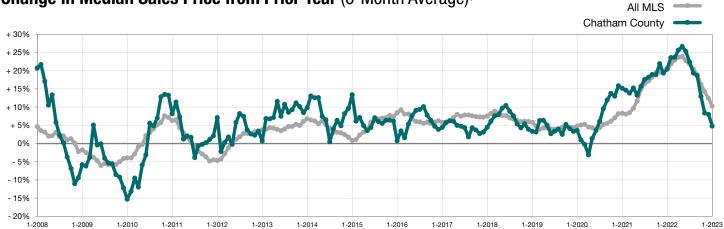
	2022	2023	+/-	2022	2023	+/-
New Listings	84	93	+ 10.7%	84	93	+ 10.7%
Closed Sales	97	75	- 22.7%	97	75	- 22.7%
Median Sales Price*	\$592,000	\$562,000	- 5.1%	\$592,000	\$562,000	- 5.1%
Average Sales Price*	\$631,919	\$643,629	+ 1.9%	\$631,919	\$643,629	+ 1.9%
Total Dollar Volume (in millions)*	\$61.3	\$48.3	- 21.2%	\$61.3	\$48.3	- 21.2%
Percent of Original List Price Received*	100.6%	96.5%	- 4.1%	100.6%	96.5%	- 4.1%
Percent of List Price Received*	100.9%	98.8%	- 2.1%	100.9%	98.8%	- 2.1%
Days on Market Until Sale**	23	41	+ 78.3%	23	41	+ 78.3%
Housing Affordability Index	69	57	- 17.4%	69	57	- 17.4%
Inventory of Homes for Sale	104	233	+ 124.0%			
Months Supply of Inventory	0.8	2.3	+ 187.5%			

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





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