

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Durham County

- 9.6%

Change in
New Listings

- 28.8%

Change in
Closed Sales

0.0%

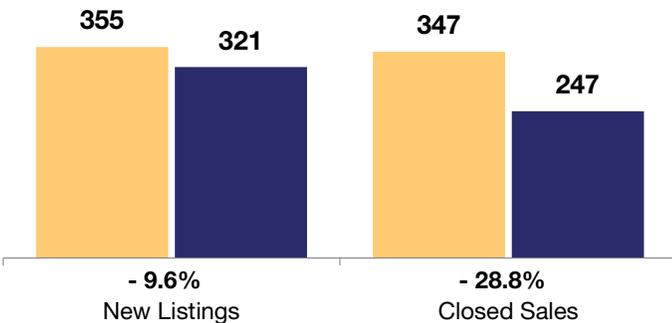
Change in
Median Sales Price

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	355	321	- 9.6%	355	321	- 9.6%
Closed Sales	347	247	- 28.8%	347	247	- 28.8%
Median Sales Price*	\$375,000	\$375,000	0.0%	\$375,000	\$375,000	0.0%
Average Sales Price*	\$407,391	\$411,715	+ 1.1%	\$407,391	\$411,715	+ 1.1%
Total Dollar Volume (in millions)*	\$141.4	\$101.7	- 28.1%	\$141.4	\$101.7	- 28.1%
Percent of Original List Price Received*	102.5%	94.3%	- 8.0%	102.5%	94.3%	- 8.0%
Percent of List Price Received*	102.8%	97.4%	- 5.3%	102.8%	97.4%	- 5.3%
Days on Market Until Sale**	13	46	+ 253.8%	13	46	+ 253.8%
Housing Affordability Index	110	86	- 21.8%	110	86	- 21.8%
Inventory of Homes for Sale	332	477	+ 43.7%	--	--	--
Months Supply of Inventory	0.7	1.3	+ 85.7%	--	--	--

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

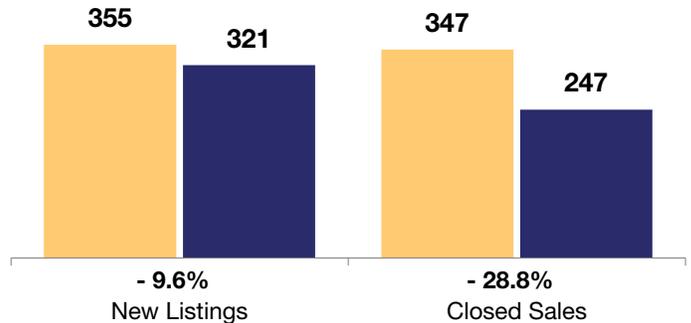
January

2022 2023

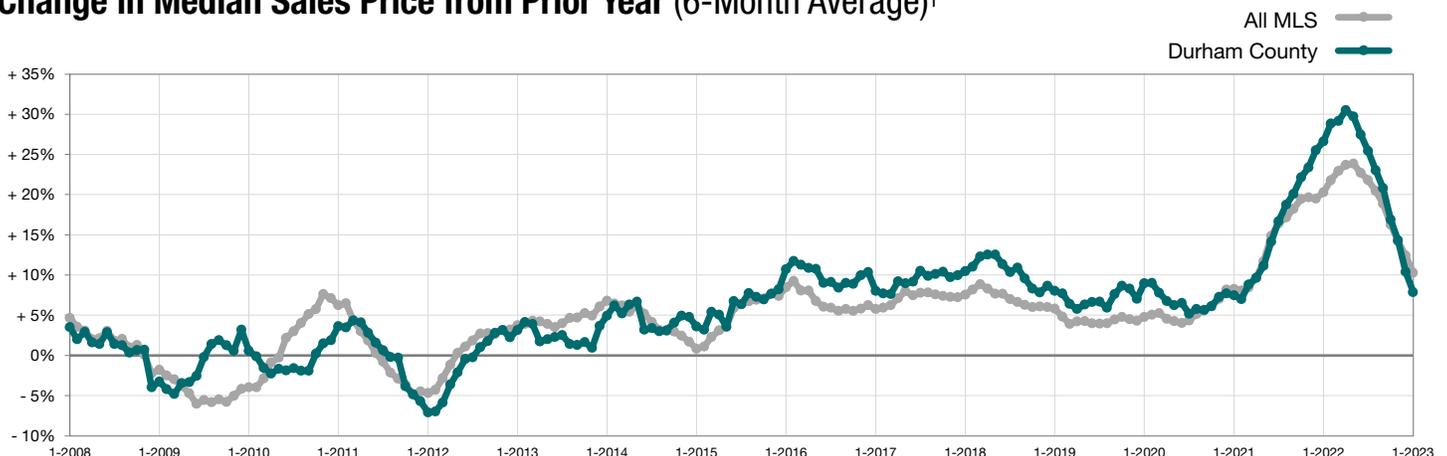


Year to Date

2022 2023



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