

# Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Durham County

**- 7.2%**

Change in  
New Listings

**- 12.5%**

Change in  
Closed Sales

**- 1.8%**

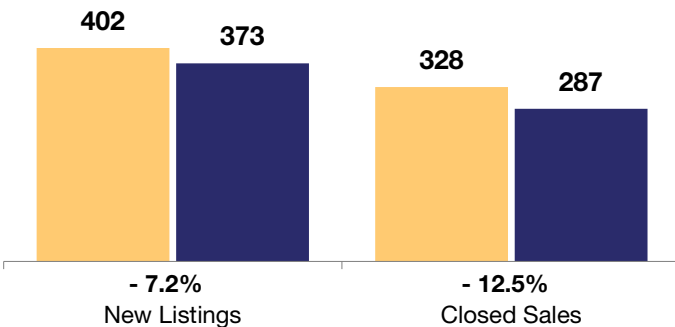
Change in  
Median Sales Price

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	402	373	- 7.2%	757	694	- 8.3%
Closed Sales	328	287	- 12.5%	675	535	- 20.7%
Median Sales Price*	\$390,000	<b>\$383,067</b>	- 1.8%	\$385,000	<b>\$379,000</b>	- 1.6%
Average Sales Price*	\$407,049	<b>\$418,917</b>	+ 2.9%	\$407,225	<b>\$415,391</b>	+ 2.0%
Total Dollar Volume (in millions)*	\$133.5	<b>\$119.8</b>	- 10.3%	\$274.9	<b>\$221.8</b>	- 19.3%
Percent of Original List Price Received*	103.6%	<b>96.2%</b>	- 7.1%	103.0%	<b>95.3%</b>	- 7.5%
Percent of List Price Received*	103.7%	<b>99.4%</b>	- 4.1%	103.2%	<b>98.5%</b>	- 4.6%
Days on Market Until Sale**	18	43	+ 138.9%	15	44	+ 193.3%
Housing Affordability Index	102	81	- 20.6%	104	82	- 21.2%
Inventory of Homes for Sale	304	461	+ 51.6%	--	--	--
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.

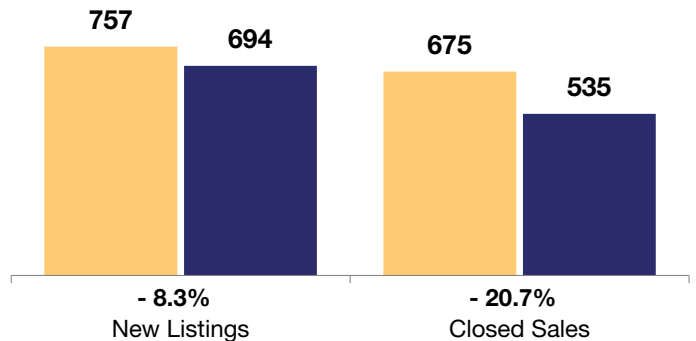
### February

2022 2023

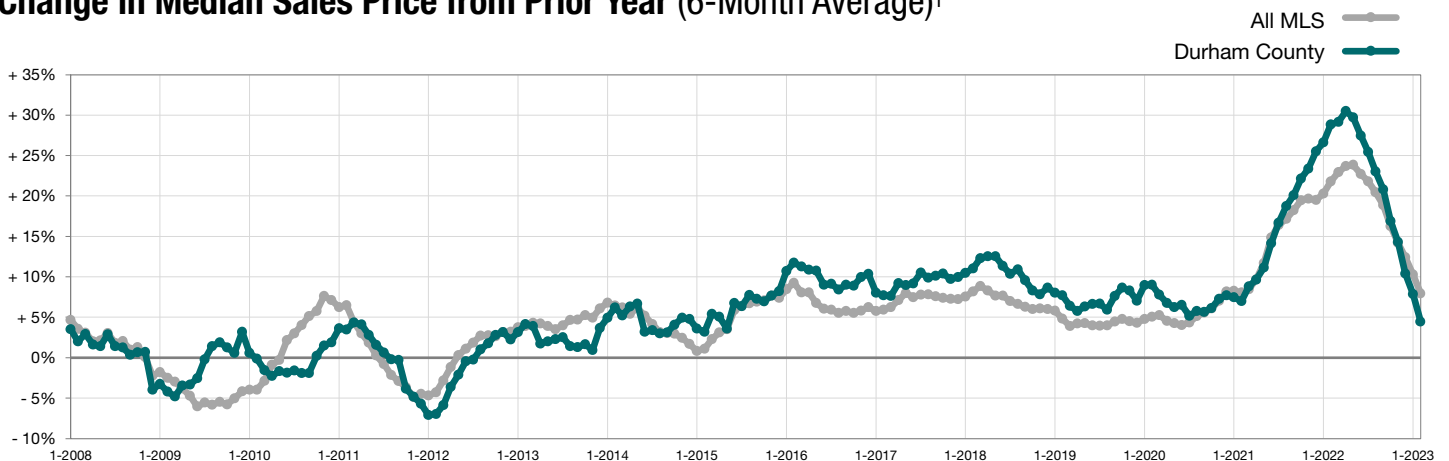


### Year to Date

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