

# Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Durham County

**- 16.5%**

Change in  
New Listings

**- 15.8%**

Change in  
Closed Sales

**- 2.5%**

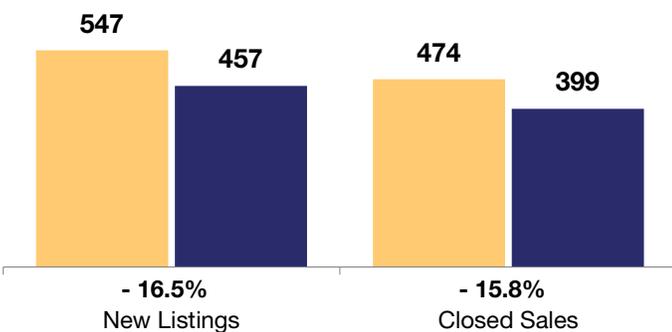
Change in  
Median Sales Price

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	547	457	- 16.5%	1,304	1,151	- 11.7%
Closed Sales	474	399	- 15.8%	1,149	937	- 18.5%
Median Sales Price*	\$409,400	<b>\$399,109</b>	- 2.5%	\$395,000	<b>\$387,000</b>	- 2.0%
Average Sales Price*	\$431,627	<b>\$435,851</b>	+ 1.0%	\$417,292	<b>\$423,951</b>	+ 1.6%
Total Dollar Volume (in millions)*	\$204.6	<b>\$173.9</b>	- 15.0%	\$479.5	<b>\$396.8</b>	- 17.2%
Percent of Original List Price Received*	105.4%	<b>98.0%</b>	- 7.0%	104.0%	<b>96.4%</b>	- 7.3%
Percent of List Price Received*	105.4%	<b>99.9%</b>	- 5.2%	104.1%	<b>99.1%</b>	- 4.8%
Days on Market Until Sale**	13	<b>30</b>	+ 130.8%	14	<b>38</b>	+ 171.4%
Housing Affordability Index	94	<b>79</b>	- 16.0%	97	<b>82</b>	- 15.5%
Inventory of Homes for Sale	345	<b>444</b>	+ 28.7%	--	--	--
Months Supply of Inventory	0.7	<b>1.2</b>	+ 71.4%	--	--	--

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

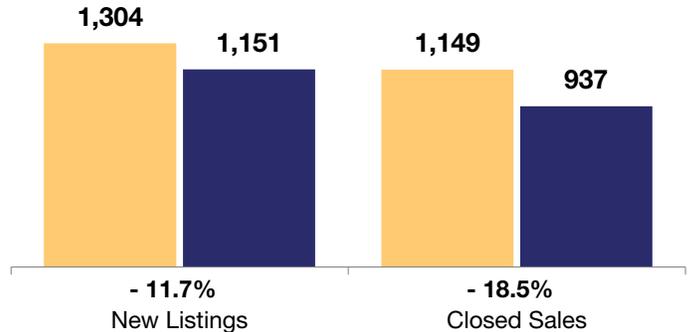
### March

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