

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Chatham County

**- 14.9%**

**+ 8.7%**

**- 5.2%**

Change in  
New Listings

Change in  
Closed Sales

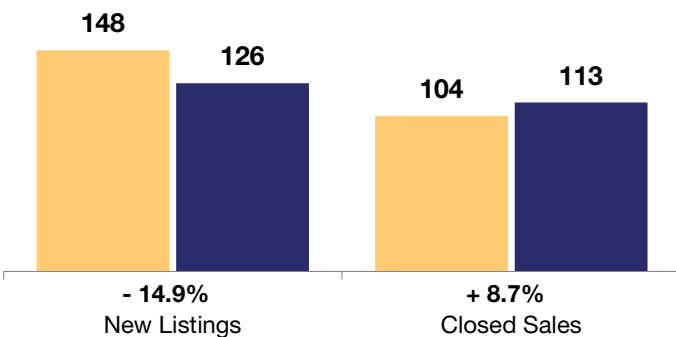
Change in  
Median Sales Price

	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	148	126	- 14.9%	469	462	- 1.5%
Closed Sales	104	113	+ 8.7%	383	378	- 1.3%
Median Sales Price*	\$622,554	<b>\$590,000</b>	- 5.2%	\$594,735	<b>\$556,500</b>	- 6.4%
Average Sales Price*	\$748,533	<b>\$645,276</b>	- 13.8%	\$670,778	<b>\$639,474</b>	- 4.7%
Total Dollar Volume (in millions)*	\$77.8	<b>\$72.9</b>	- 6.3%	\$256.9	<b>\$241.7</b>	- 5.9%
Percent of Original List Price Received*	106.0%	<b>99.0%</b>	- 6.6%	103.0%	<b>97.5%</b>	- 5.3%
Percent of List Price Received*	105.9%	<b>99.7%</b>	- 5.9%	103.0%	<b>99.1%</b>	- 3.8%
Days on Market Until Sale**	17	<b>30</b>	+ 76.5%	19	<b>37</b>	+ 94.7%
Housing Affordability Index	57	<b>53</b>	- 7.0%	60	<b>56</b>	- 6.7%
Inventory of Homes for Sale	127	<b>251</b>	+ 97.6%	--	--	--
Months Supply of Inventory	1.1	<b>2.5</b>	+ 127.3%	--	--	--

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

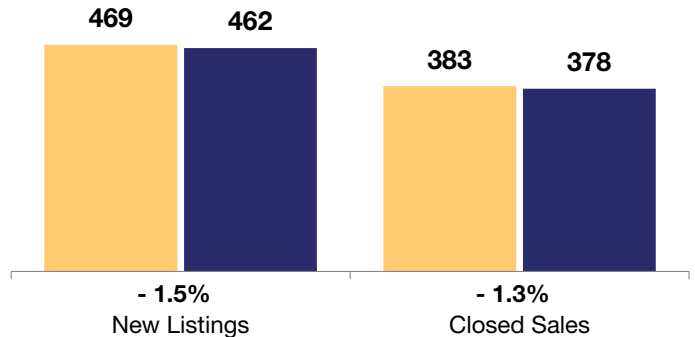
### April

2022 2023

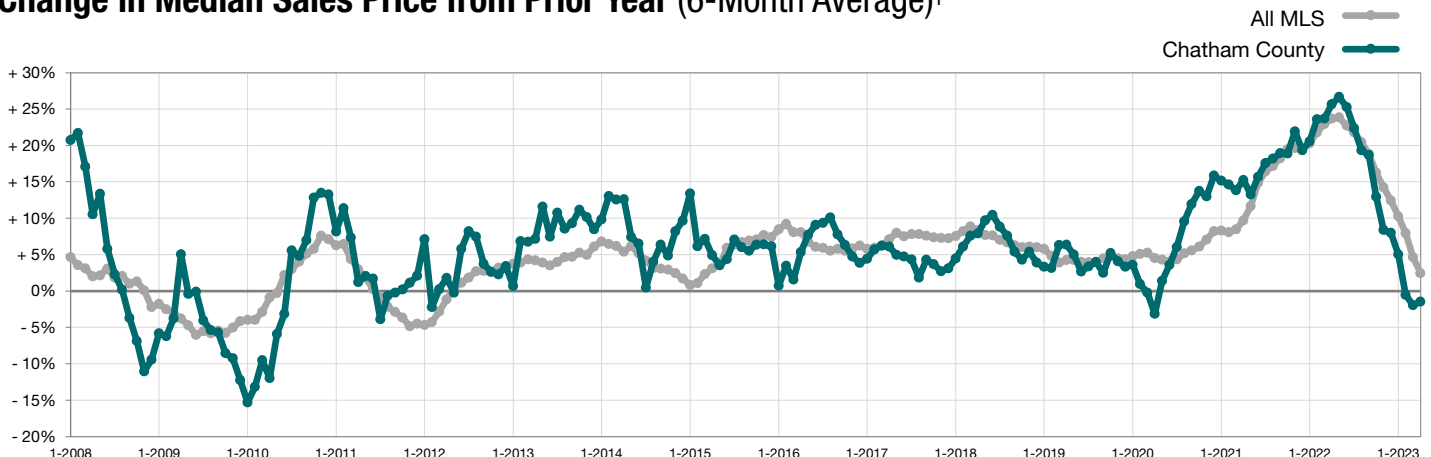


### Year to Date

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