

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



- 28.2%

- 7.4%

+ 9.2%

Chatham County

Change in
New Listings

Change in
Closed Sales

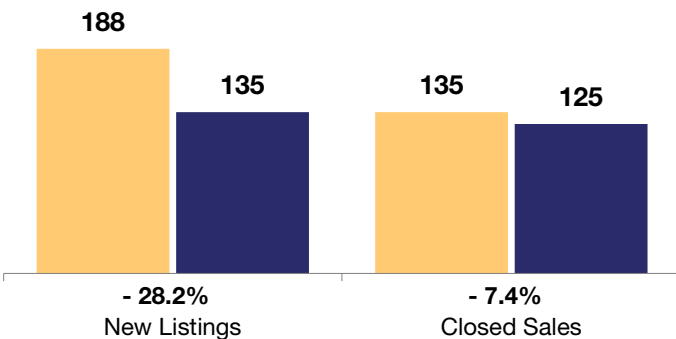
Change in
Median Sales Price

	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	188	135	- 28.2%	842	720	- 14.5%
Closed Sales	135	125	- 7.4%	654	650	- 0.6%
Median Sales Price*	\$609,000	\$665,250	+ 9.2%	\$600,000	\$600,000	0.0%
Average Sales Price*	\$654,270	\$766,589	+ 17.2%	\$675,227	\$679,405	+ 0.6%
Total Dollar Volume (in millions)*	\$87.7	\$95.1	+ 8.4%	\$440.9	\$440.9	+ 0.0%
Percent of Original List Price Received*	103.1%	99.0%	- 4.0%	104.0%	98.1%	- 5.7%
Percent of List Price Received*	103.1%	100.3%	- 2.7%	103.9%	99.5%	- 4.2%
Days on Market Until Sale**	13	23	+ 76.9%	16	31	+ 93.8%
Housing Affordability Index	53	44	- 17.0%	54	49	- 9.3%
Inventory of Homes for Sale	211	242	+ 14.7%	--	--	--
Months Supply of Inventory	1.8	2.4	+ 33.3%	--	--	--

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

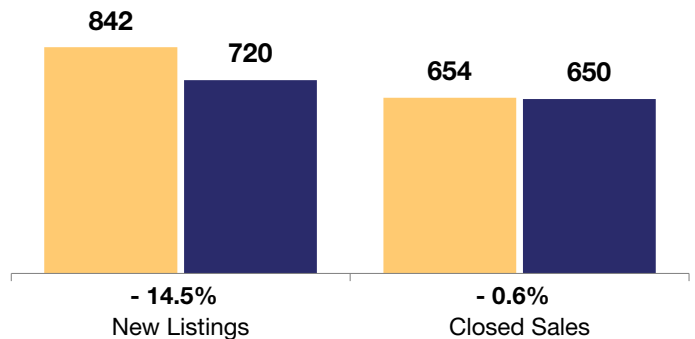
June

2022 2023

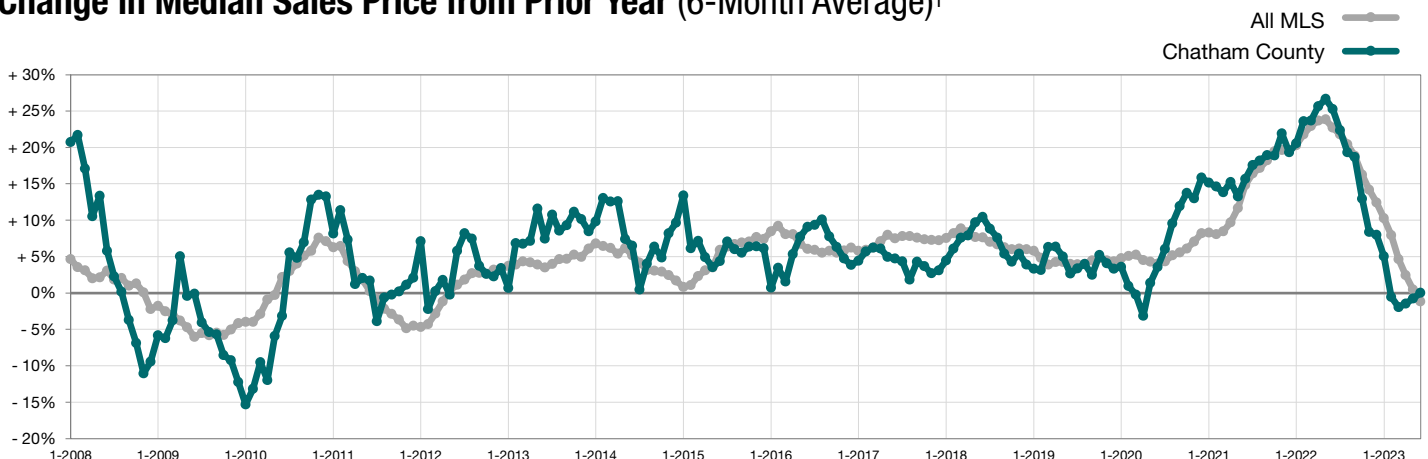


Year to Date

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