

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Chatham County

- 7.7%

Change in
New Listings
All Properties

- 26.2%

Change in
Closed Sales
All Properties

+ 22.9%

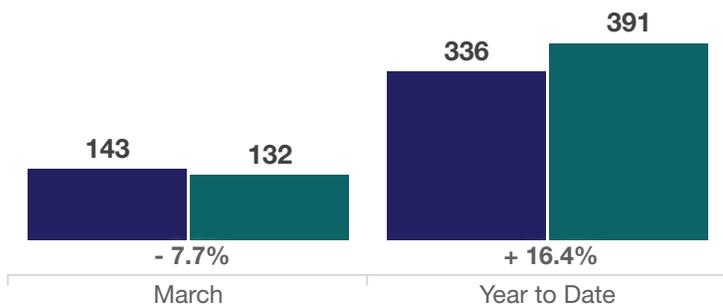
Change in
Median Sales Price
All Properties.

Key Metrics	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	143	132	- 7.7%	336	391	+ 16.4%
Closed Sales	107	79	- 26.2%	264	219	- 17.0%
Median Sales Price*	\$558,000	\$686,000	+ 22.9%	\$547,000	\$599,900	+ 9.7%
Average Sales Price*	\$658,021	\$760,350	+ 15.6%	\$637,129	\$715,513	+ 12.3%
Total Dollar Volume (in millions)*	\$70	\$60	- 14.3%	\$168	\$157	- 6.5%
Percent of Original List Price Received*	97.6%	99.1%	+ 1.5%	96.9%	98.1%	+ 1.2%
Percent of List Price Received*	99.3%	99.6%	+ 0.3%	98.9%	99.2%	+ 0.3%
Days on Market Until Sale	44	45	+ 2.3%	44	48	+ 9.1%
Housing Affordability Index	72	57	- 20.8%	74	65	- 12.2%
Inventory of Homes for Sale	295	271	- 8.1%	—	—	—
Months Supply of Homes for Sale	2.9	2.9	0.0%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

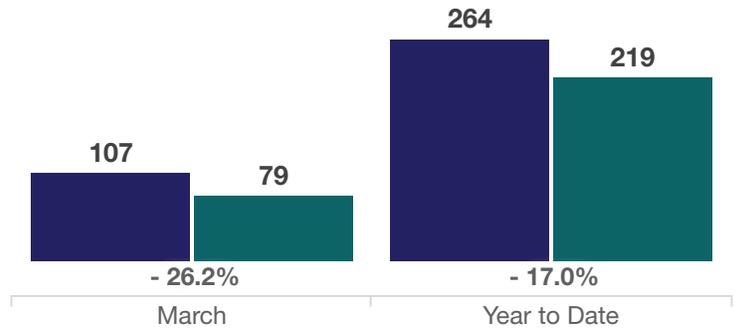
New Listings

■ 2023 ■ 2024



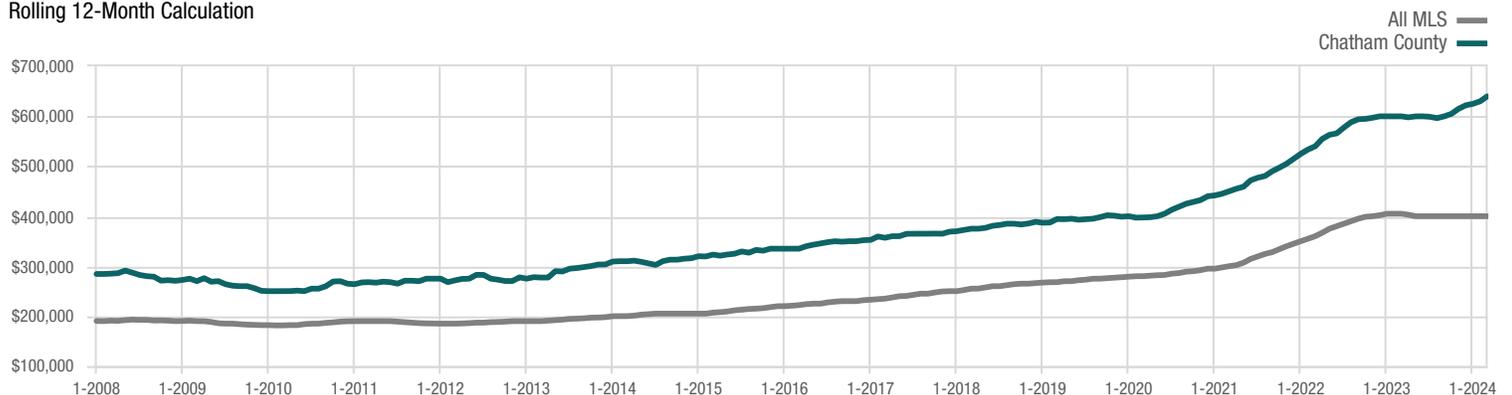
Closed Sales

■ 2023 ■ 2024



Median Sales Price

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.