

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Chatham County

+ 19.0%

Change in
New Listings
All Properties

- 7.1%

Change in
Closed Sales
All Properties

+ 14.4%

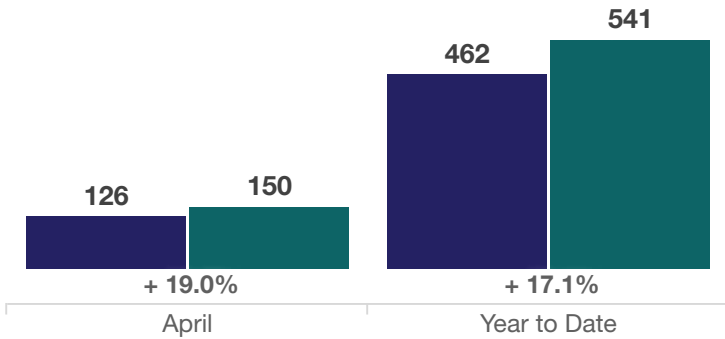
Change in
Median Sales Price
All Properties.

Key Metrics	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	126	150	+ 19.0%	462	541	+ 17.1%
Closed Sales	113	105	- 7.1%	377	325	- 13.8%
Median Sales Price*	\$590,000	\$675,000	+ 14.4%	\$555,000	\$642,500	+ 15.8%
Average Sales Price*	\$645,276	\$757,513	+ 17.4%	\$639,571	\$731,576	+ 14.4%
Total Dollar Volume (in millions)*	\$73	\$80	+ 9.6%	\$241	\$238	- 1.2%
Percent of Original List Price Received*	99.0%	98.9%	- 0.1%	97.5%	98.3%	+ 0.8%
Percent of List Price Received*	99.7%	99.6%	- 0.1%	99.1%	99.3%	+ 0.2%
Days on Market Until Sale	40	23	- 42.5%	42	24	- 42.9%
Housing Affordability Index	68	56	- 17.6%	72	58	- 19.4%
Inventory of Homes for Sale	298	260	- 12.8%	—	—	—
Months Supply of Homes for Sale	3.0	2.8	- 6.7%	—	—	—

* 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.

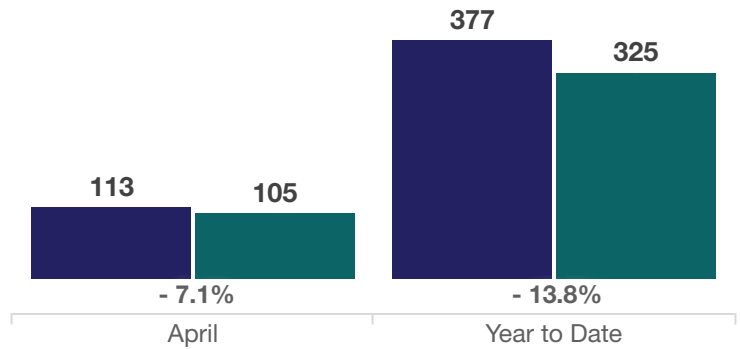
New Listings

■ 2023 ■ 2024



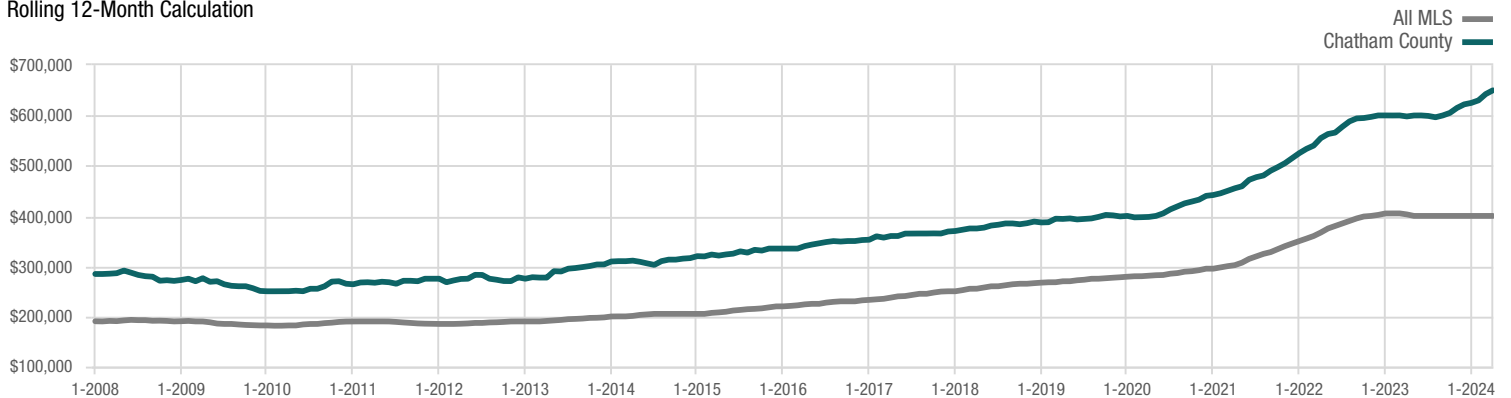
Closed Sales

■ 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.