

Local Market Update – May 2024

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Chatham County

+ 30.9%

Change in
New Listings
All Properties

- 10.7%

Change in
Closed Sales
All Properties

- 6.6%

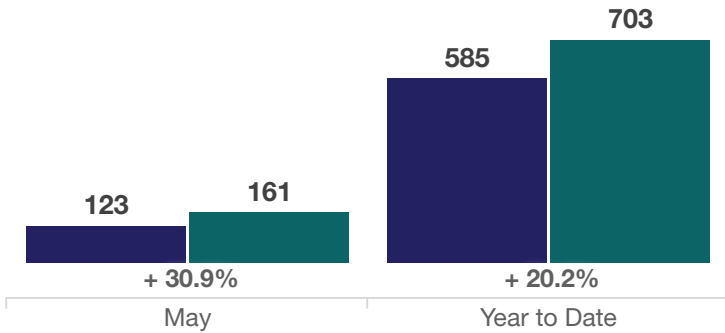
Change in
Median Sales Price
All Properties.

Key Metrics	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
New Listings	123	161	+ 30.9%	585	703	+ 20.2%
Closed Sales	149	133	- 10.7%	526	460	- 12.5%
Median Sales Price*	\$683,711	\$638,575	- 6.6%	\$589,500	\$639,788	+ 8.5%
Average Sales Price*	\$708,420	\$742,138	+ 4.8%	\$659,074	\$734,263	+ 11.4%
Total Dollar Volume (in millions)*	\$106	\$99	- 6.6%	\$347	\$338	- 2.6%
Percent of Original List Price Received*	98.8%	98.4%	- 0.4%	97.9%	98.4%	+ 0.5%
Percent of List Price Received*	99.7%	99.4%	- 0.3%	99.3%	99.3%	0.0%
Days on Market Until Sale	38	23	- 39.5%	41	24	- 41.5%
Housing Affordability Index	58	60	+ 3.4%	67	59	- 11.9%
Inventory of Homes for Sale	286	270	- 5.6%	—	—	—
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.

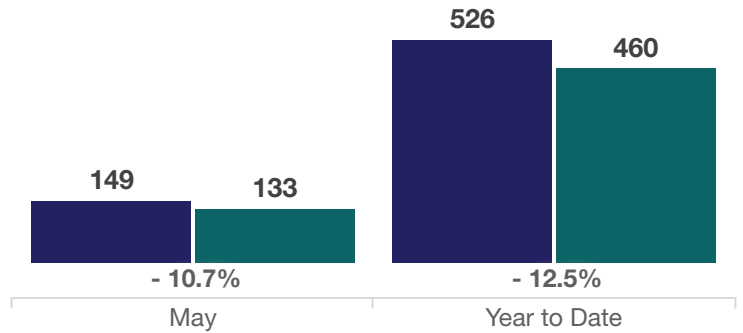
New Listings

■ 2023 ■ 2024



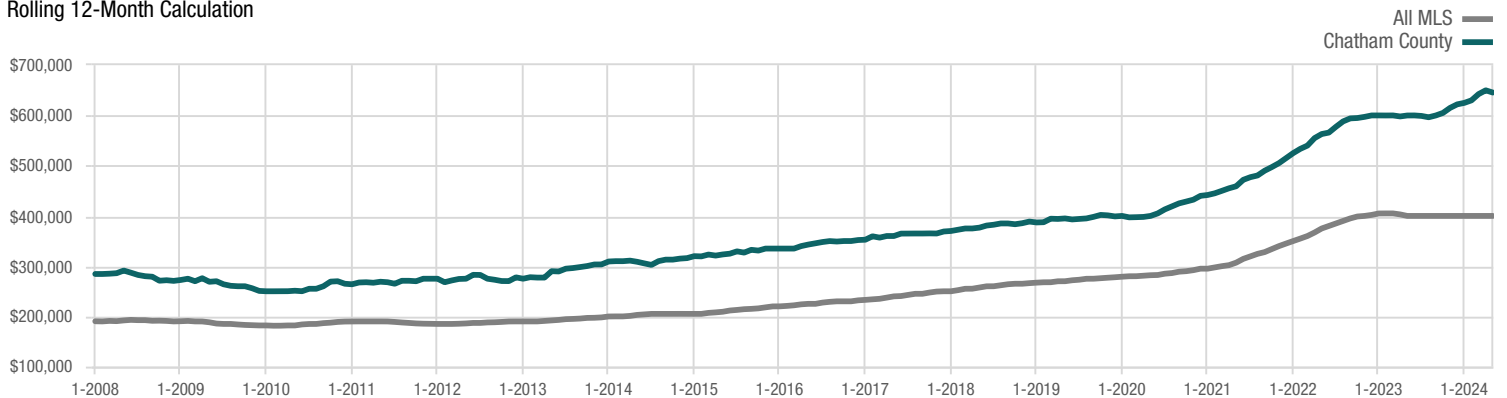
Closed Sales

■ 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.