

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Knightdale / Wendell / Zebulon

- 34.9%

Change in
New Listings

- 28.9%

Change in
Closed Sales

- 2.9%

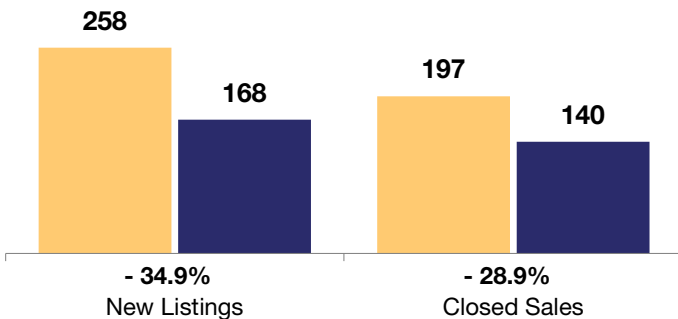
Change in
Median Sales Price

	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	258	168	- 34.9%	776	692	- 10.8%
Closed Sales	197	140	- 28.9%	665	543	- 18.3%
Median Sales Price*	\$380,866	\$369,792	- 2.9%	\$365,000	\$363,000	- 0.5%
Average Sales Price*	\$399,692	\$407,058	+ 1.8%	\$380,710	\$400,692	+ 5.2%
Total Dollar Volume (in millions)*	\$78.7	\$57.0	- 27.6%	\$253.2	\$217.6	- 14.1%
Percent of Original List Price Received*	104.2%	95.5%	- 8.3%	103.1%	95.8%	- 7.1%
Percent of List Price Received*	104.2%	98.8%	- 5.2%	103.2%	98.8%	- 4.3%
Days on Market Until Sale**	12	43	+ 258.3%	12	42	+ 250.0%
Housing Affordability Index	94	85	- 9.6%	98	86	- 12.2%
Inventory of Homes for Sale	184	290	+ 57.6%	--	--	--
Months Supply of Inventory	1.0	1.9	+ 90.0%	--	--	--

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

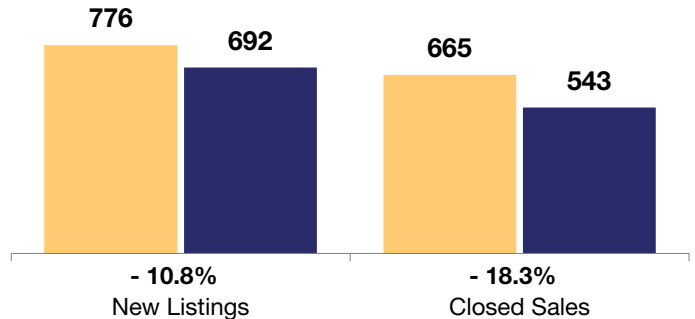
April

2022 2023

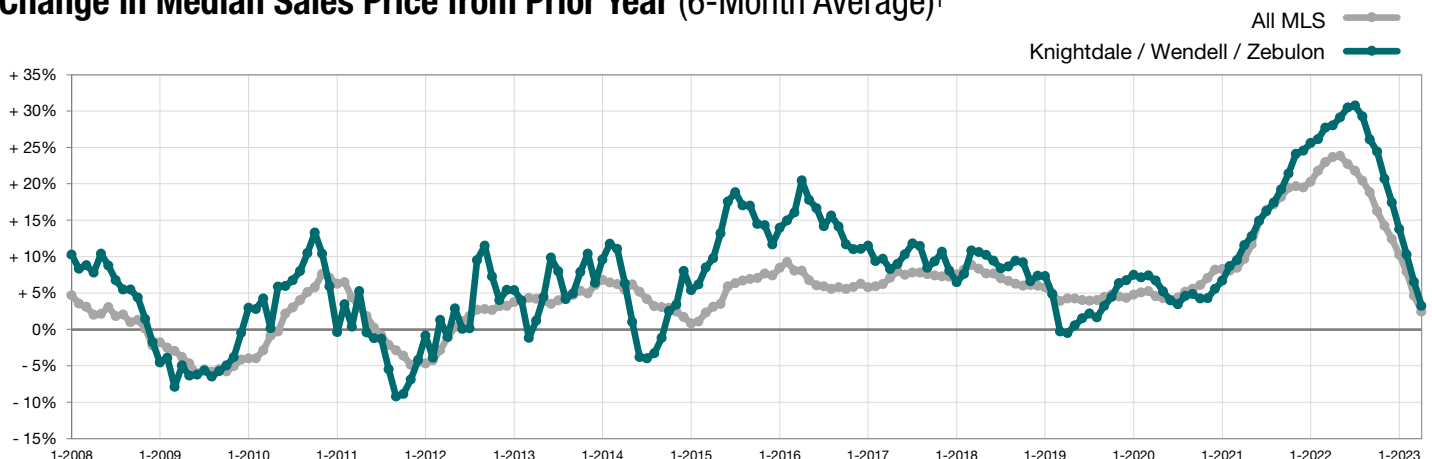


Year to Date

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