

# Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Entire Triangle Region

**- 24.0%**

Change in  
New Listings

**- 32.9%**

Change in  
Closed Sales

**+ 8.4%**

Change in  
Median Sales Price

	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	3,468	<b>2,637</b>	- 24.0%	47,860	<b>45,331</b>	- 5.3%
Closed Sales	4,104	<b>2,754</b>	- 32.9%	43,712	<b>38,736</b>	- 11.4%
Median Sales Price*	\$368,927	<b>\$400,000</b>	+ 8.4%	\$342,813	<b>\$403,000</b>	+ 17.6%
Average Sales Price*	\$415,391	<b>\$461,130</b>	+ 11.0%	\$395,046	<b>\$460,828</b>	+ 16.7%
Total Dollar Volume (in millions)*	\$1,703.9	<b>\$1,270.0</b>	- 25.5%	\$17,264.3	<b>\$17,846.5</b>	+ 3.4%
Percent of Original List Price Received*	102.5%	<b>96.5%</b>	- 5.9%	102.9%	<b>101.8%</b>	- 1.1%
Percent of List Price Received*	102.7%	<b>98.7%</b>	- 3.9%	102.9%	<b>102.5%</b>	- 0.4%
Days on Market Until Sale**	11	<b>28</b>	+ 154.5%	13	<b>15</b>	+ 15.4%
Housing Affordability Index	105	<b>67</b>	- 36.2%	113	<b>66</b>	- 41.6%
Inventory of Homes for Sale	3,119	<b>6,590</b>	+ 111.3%	--	--	--
Months Supply of Inventory	0.8	<b>2.0</b>	+ 150.0%	--	--	--

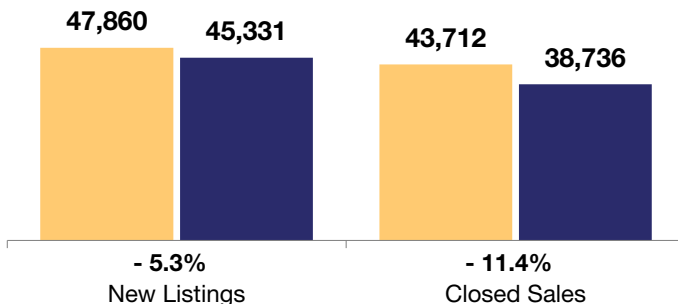
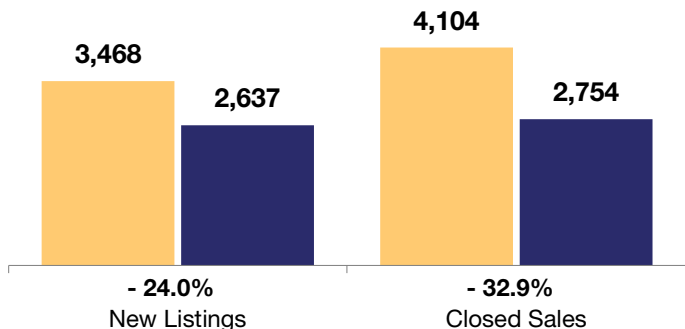
\* Does not account for seller concessions. | \*\* Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

### November

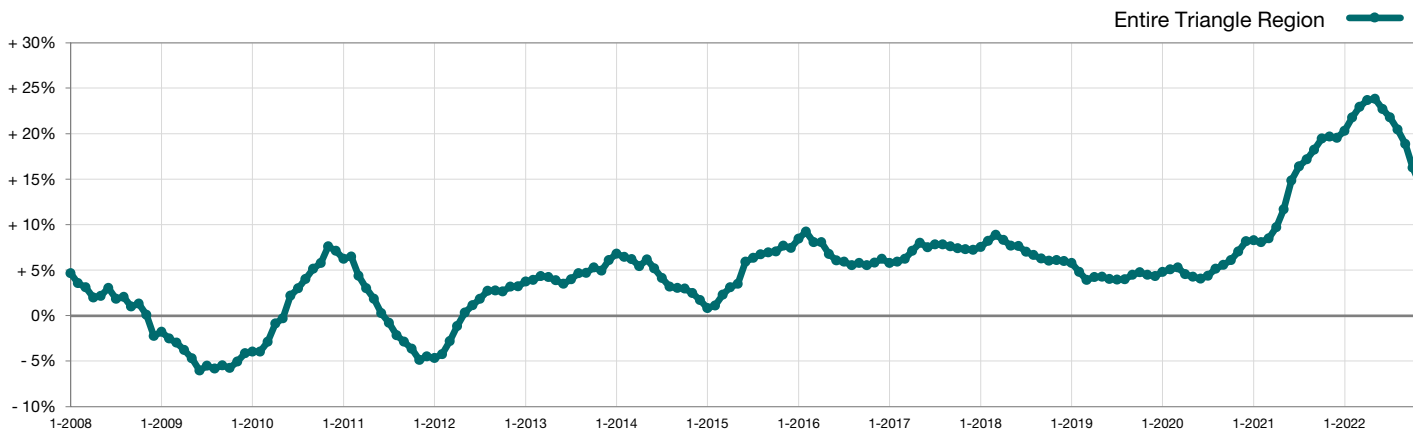
2021 2022

### Year to Date

2021 2022



### 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