

# Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Knightdale / Wendell / Zebulon

**- 39.0%**

Change in  
New Listings

**- 26.8%**

Change in  
Closed Sales

**+ 8.1%**

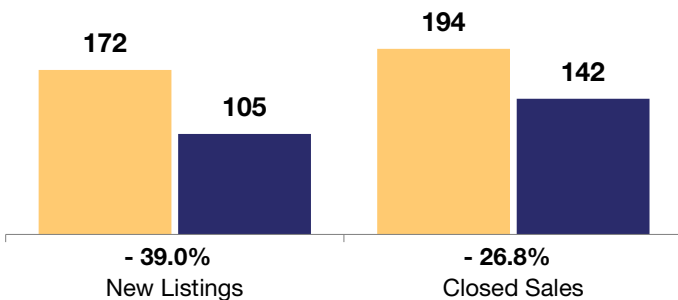
Change in  
Median Sales Price

	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	172	105	- 39.0%	2,083	2,243	+ 7.7%
Closed Sales	194	142	- 26.8%	1,786	1,932	+ 8.2%
Median Sales Price*	\$344,500	\$372,559	+ 8.1%	\$308,000	\$380,000	+ 23.4%
Average Sales Price*	\$351,625	\$401,082	+ 14.1%	\$321,298	\$400,022	+ 24.5%
Total Dollar Volume (in millions)*	\$68.2	\$57.0	- 16.5%	\$573.5	\$772.8	+ 34.8%
Percent of Original List Price Received*	101.4%	97.9%	- 3.5%	102.7%	101.5%	- 1.2%
Percent of List Price Received*	101.8%	99.3%	- 2.5%	102.5%	101.8%	- 0.7%
Days on Market Until Sale**	11	27	+ 145.5%	8	15	+ 87.5%
Housing Affordability Index	109	71	- 34.9%	122	69	- 43.4%
Inventory of Homes for Sale	140	419	+ 199.3%	--	--	--
Months Supply of Inventory	0.8	2.6	+ 225.0%	--	--	--

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

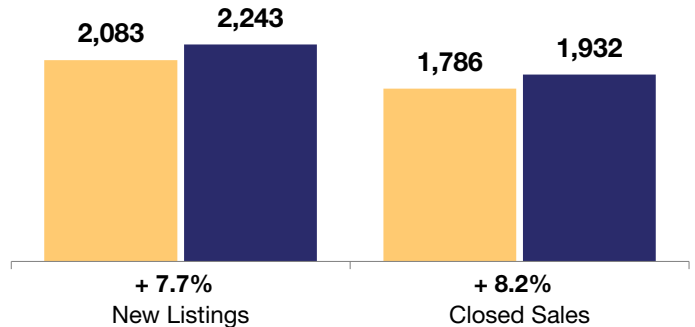
### November

2021 2022

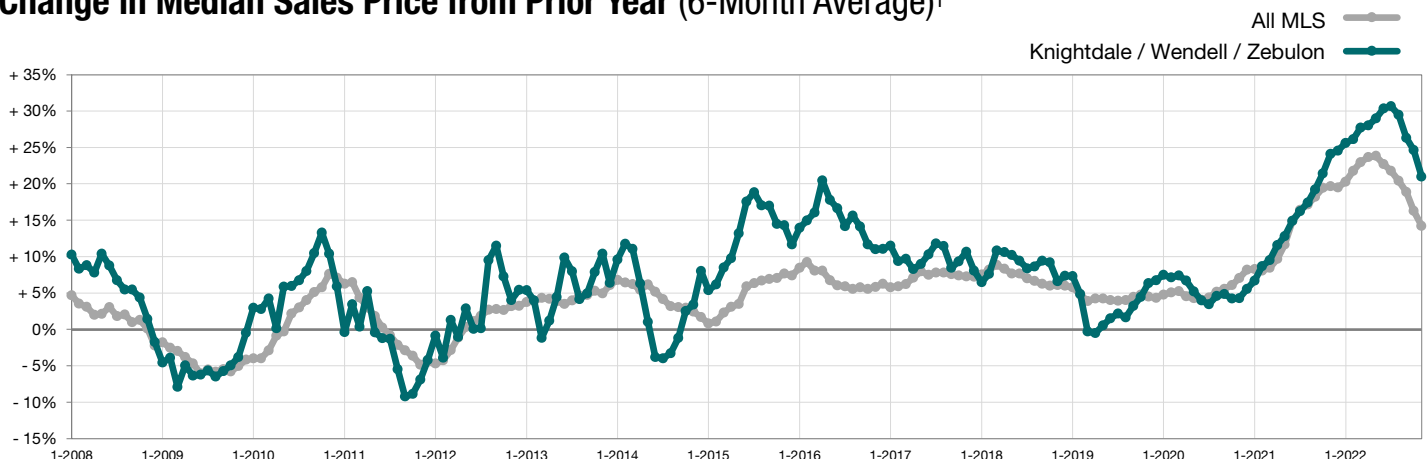


### Year to Date

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