

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Entire Triangle Region

+ 4.3%

Change in
New Listings
All Properties

- 14.3%

Change in
Closed Sales
All Properties

+ 2.6%

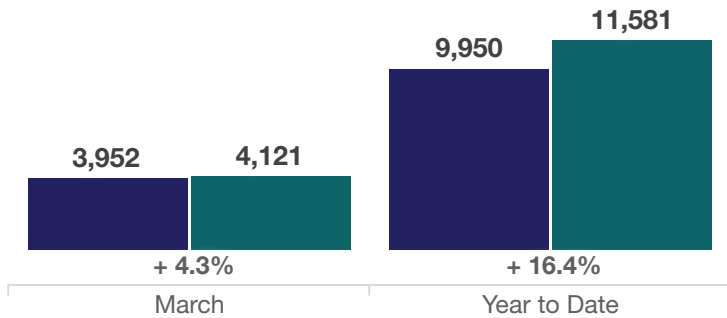
Change in
Median Sales Price
All Properties.

Key Metrics	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	3,952	4,121	+ 4.3%	9,950	11,581	+ 16.4%
Closed Sales	3,601	3,087	- 14.3%	8,047	7,621	- 5.3%
Median Sales Price*	\$389,000	\$399,000	+ 2.6%	\$387,075	\$389,000	+ 0.5%
Average Sales Price*	\$446,811	\$474,606	+ 6.2%	\$444,949	\$464,407	+ 4.4%
Total Dollar Volume (in millions)*	\$1,609	\$1,473	- 8.5%	\$3,583	\$3,546	- 1.0%
Percent of Original List Price Received*	96.7%	98.6%	+ 2.0%	95.9%	97.9%	+ 2.1%
Percent of List Price Received*	99.0%	99.6%	+ 0.6%	98.6%	99.2%	+ 0.6%
Days on Market Until Sale	49	41	- 16.3%	52	44	- 15.4%
Housing Affordability Index	89	80	- 10.1%	89	82	- 7.9%
Inventory of Homes for Sale	6,624	5,826	- 12.0%	—	—	—
Months Supply of Homes for Sale	2.1	2.0	- 4.8%	—	—	—

* 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.

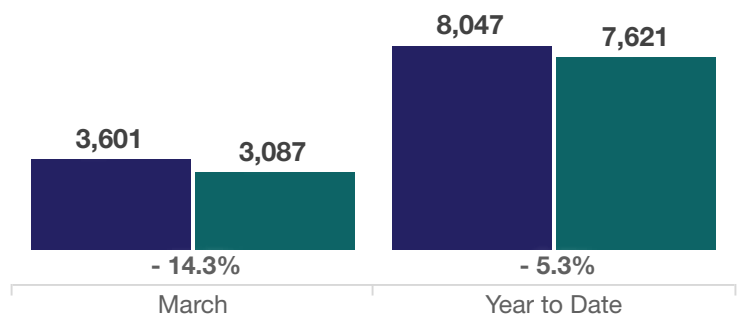
New Listings

■ 2023 ■ 2024



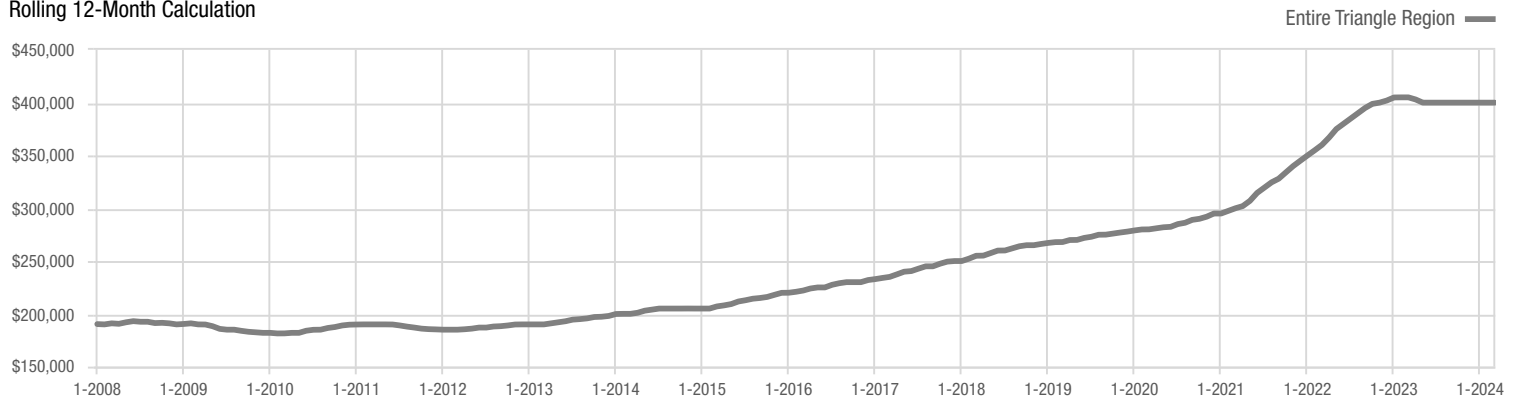
Closed Sales

■ 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.