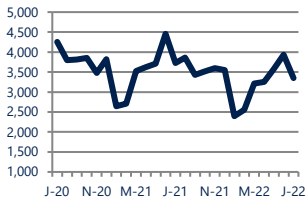


**Focus On: The Triangle Housing Market**

July 2022

**Units Sold**

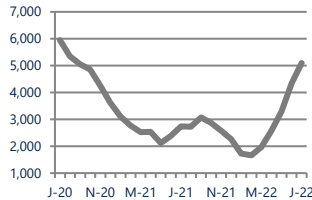
**3,348**



**Down -10%**  
Vs. Year Ago

**Active Inventory**

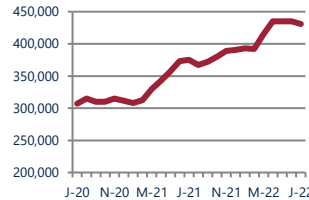
**5,093**



**Up 86%**  
Vs. Year Ago

**Median Sale Price**

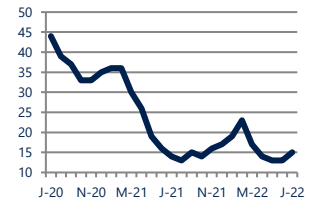
**\$431,061**



**Up 15%**  
Vs. Year Ago

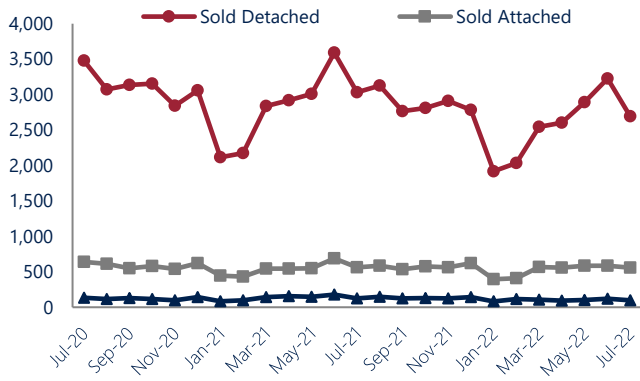
**Days On Market**

**15**



**Up 7%**  
Vs. Year Ago

**Units Sold\***



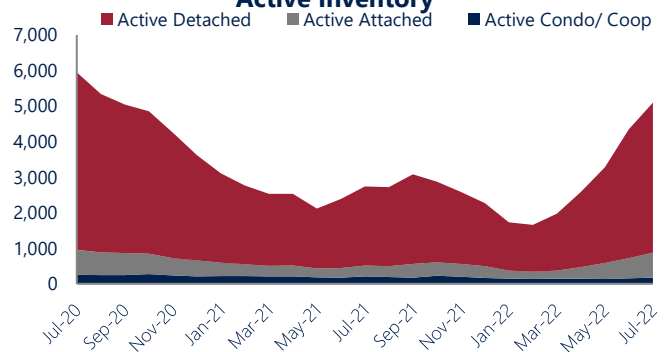
**Units Sold**

There was a decrease in total units sold in July, with 3,348 sold this month in The Triangle versus 3,932 last month, a decrease of 15%. This month's total units sold was lower than at this time last year, a decrease of 10% versus July 2021.

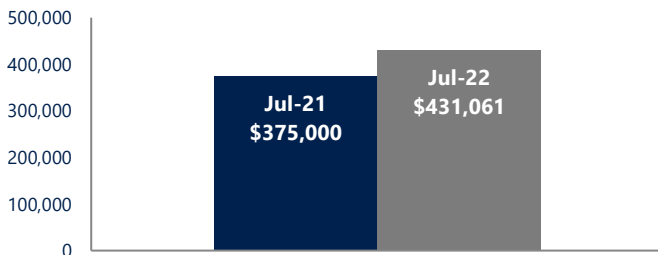
**Active Inventory**

Versus last year, the total number of homes available this month is higher by 2,352 units or 86%. The total number of active inventory this July was 5,093 compared to 2,741 in July 2021. This month's total of 5,093 is higher than the previous month's total supply of available inventory of 4,346, an increase of 17%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last July, the median sale price for The Triangle Homes was \$375,000. This July, the median sale price was \$431,061, an increase of 15% or \$56,061 compared to last year. The current median sold price is 1% lower than in June.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

\*Defined as: the counties of Alamance, Chatham, Durham, Franklin, Granville, Harnett, Johnston, Orange, and Wake in NC.

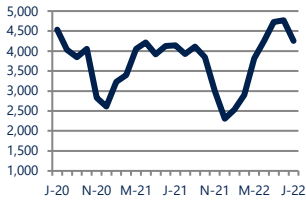
\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

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**Focus On: The Triangle Housing Market**

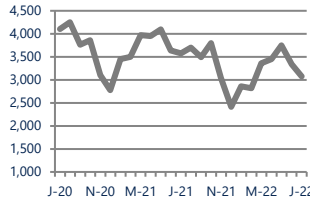
July 2022

**New Listings**  
4,254



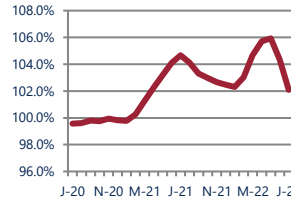
**Up 3%**  
Vs. Year Ago

**Current Contracts**  
3,075



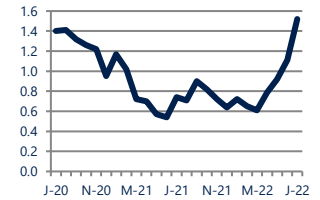
**Down -14%**  
Vs. Year Ago

**Sold Vs. List Price**  
102.1%



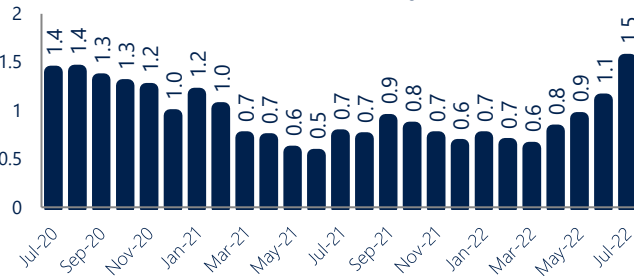
**Down -2.5%**  
Vs. Year Ago

**Months of Supply**  
1.5



**Up 105%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

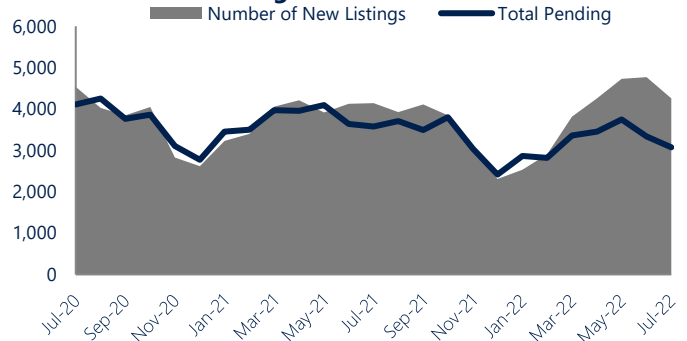
In July, there was 1.5 months of supply available in The Triangle, compared to 0.7 in July 2021. That is an increase of 107% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

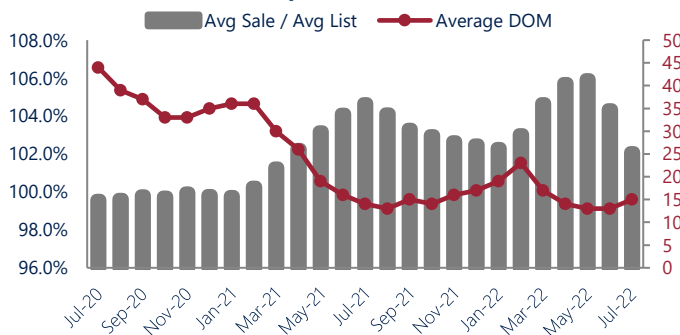
**New Listings & Current Contracts**

This month there were 4,254 homes newly listed for sale in The Triangle compared to 4,143 in July 2021, an increase of 3%. There were 3,075 current contracts pending sale this July compared to 3,574 a year ago. The number of current contracts is 14% lower than last July.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In July, the average sale price in The Triangle was 102.1% of the average list price, which is 2.6% lower than at this time last year.

**Days On Market**

This month, the average number of days on market was 15, higher than the average last year, which was 14, an increase of 7%.



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