

MARKET ANALYSIS • raleigh-durham-chapel hill



\$458,200
MEDIAN SALES PRICE

The median sales price in the first half of 2022 was \$458,200 compared to \$386,140 in the first half of 2021.



14,042
TOTAL SALES

There were 14,042 total sales in the first half of 2022 compared to 15,873 in the first half of 2021.

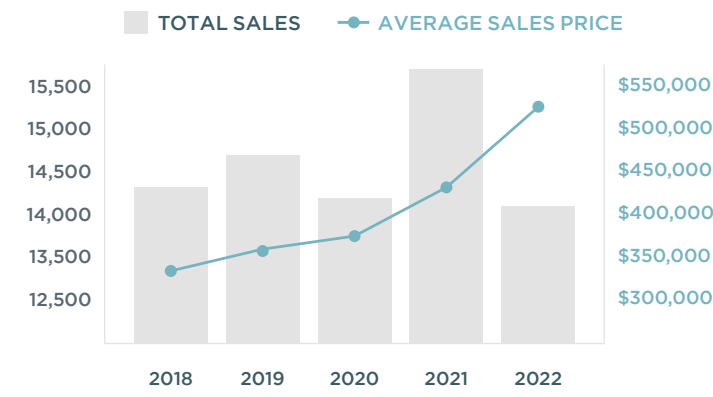


16,844
NEW LISTINGS

There were 16,844 new listings in the first half of 2022 compared to 17,732 in the first half of 2021.

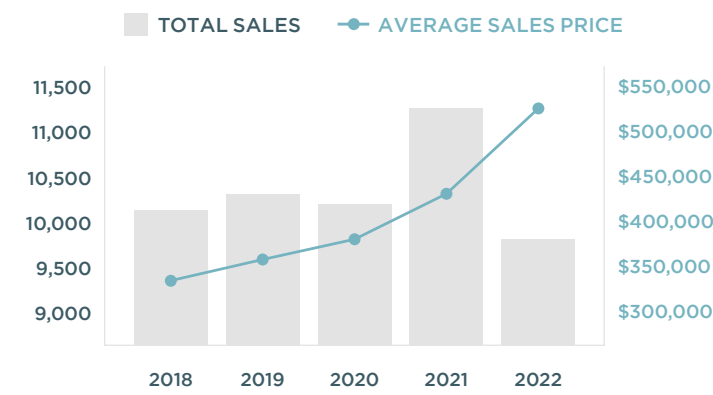
THE TRIANGLE MARKET

	2021	%	2022	TREND
Total Sales	15,873	-11.5	14,042	▼
Price per Sq. Ft.	\$186	21.0	\$225	▲
Days on Market	10	-20	8	▼
Avg. Sales Price	\$430,689	22.9	\$529,204	▲
Total Volume	\$6,836,337,510	8.7	\$7,431,081,315	▲

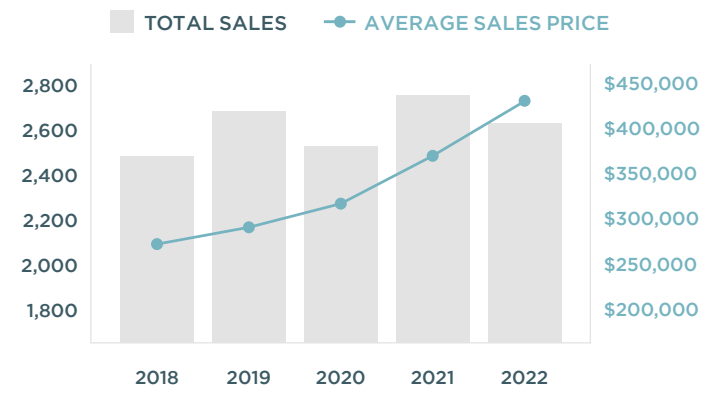


WAKE COUNTY

	2021	%	2022	TREND
Total Sales	11,331	-13.2	9,813	▼
Price per Sq. Ft.	\$182	28.0	\$233	▲
Days on Market	12	-41.7	7	▼
Avg. Sales Price	\$432,485	24.6	\$538,990	▲
Total Volume	\$4,919,940,959	7.5	\$5,289,112,063	▲

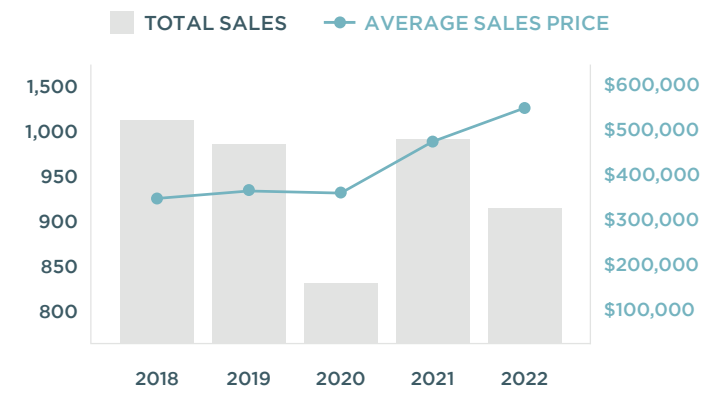


DURHAM COUNTY



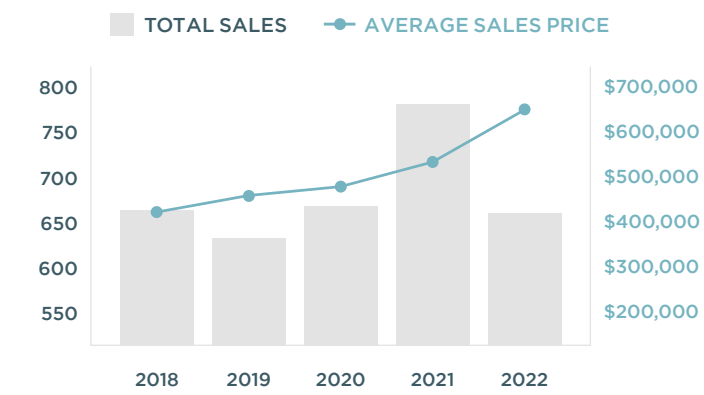
	2021	%	2022	TREND
Total Sales	2,772	-3.9	2,664	▼
Price per Sq. Ft.	\$195	23.1	\$240	▲
Days on Market	13	-23.1	10	▼
Avg. Sales Price	\$368,954	20.0	\$442,926	▲
Total Volume	\$1,022,739,294	15.4	\$1,179,954,698	▲

ORANGE COUNTY



	2021	%	2022	TREND
Total Sales	987	-8.2	906	▼
Price per Sq. Ft.	\$210	20.0	\$252	▲
Days on Market	20	-45.0	11	▼
Avg. Sales Price	\$478,866	19.8	\$573,531	▲
Total Volume	\$472,162,062	10.1	\$519,619,013	▲

CHATHAM COUNTY



	2021	%	2022	TREND
Total Sales	786	-16.2	659	▼
Price per Sq. Ft.	\$187	26.2	\$236	▲
Days on Market	34	-64.7	12	▼
Avg. Sales Price	\$537,395	24.9	\$671,313	▲
Total Volume	\$422,392,755	4.7	\$442,395,541	▲

MARKET PERFORMANCE AT A GLANCE

RALEIGH-DURHAM-CHAPEL HILL, NC

The end of June marks halftime for the calendar year, but in the real estate market, it also typically represents the seasonal tapering off of the Spring market frenzy. With half of the year in the rearview mirror, it makes sense to pore through data, map trends, calculate predictions, and update our clients on what has happened.

In 2022, we have seen a continuation of trends from 2021, with prices continuing their dramatic upward run! Interest rates have risen sharply of late but have stabilized. Even with rates increasing, supply (or rather, lack thereof) and demand for homes remain the driver of the trends we observe for our local market here in Raleigh-Durham-Chapel Hill. Strategies to make your offer stand out or maximize the sale price of your property remain essential in this environment, and our Nest agents continually work to stay on the cutting edge to best serve you. Whether you are a first-time buyer, upsizing, downsizing, renting, or renovating, we are here to walk beside you every step of the way and celebrate your success.

WAKE COUNTY

11,909
NEW LISTINGS

9,813
TOTAL SALES

DURHAM COUNTY

3,058
NEW LISTINGS

2,664
TOTAL SALES

ORANGE COUNTY

1,042
NEW LISTINGS

906
TOTAL SALES

CHATHAM COUNTY

835
NEW LISTINGS

659
TOTAL SALES

*Raleigh-Durham-Chapel Hill area includes Durham, Wake, Chatham, and Orange Counties. Data as of 7/10/22.

For more information and market analysis, visit [nestrealty.com/raleigh-durham/reports](https://www.nestrealty.com/raleigh-durham/reports)