

Local Market Update – December 2023

A Research Tool Provided by Cape Fear REALTORS®



Brunswick County

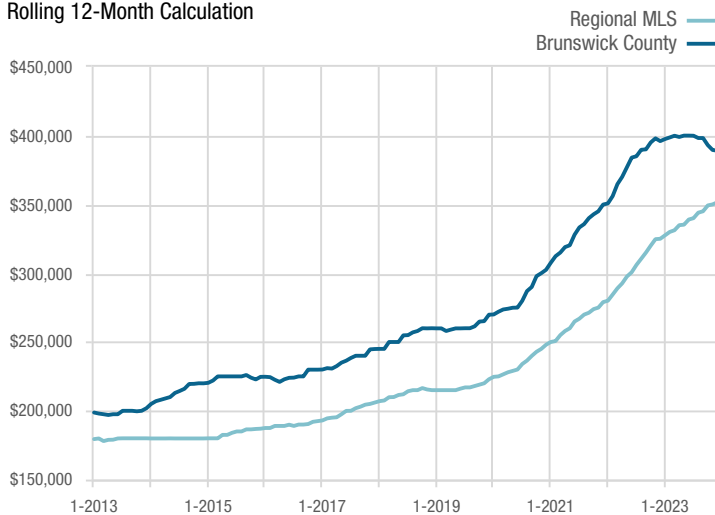
Single Family	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	241	125	- 48.1%	4,914	3,594	- 26.9%
Pending Sales	215	140	- 34.9%	3,990	3,174	- 20.5%
Closed Sales	315	140	- 55.6%	4,385	2,986	- 31.9%
Days on Market Until Sale	44	60	+ 36.4%	31	58	+ 87.1%
Median Sales Price*	\$375,295	\$338,500	- 9.8%	\$396,000	\$389,000	- 1.8%
Average Sales Price*	\$483,305	\$426,919	- 11.7%	\$502,280	\$485,492	- 3.3%
Percent of List Price Received*	98.5%	99.1%	+ 0.6%	99.5%	98.7%	- 0.8%
Inventory of Homes for Sale	942	892	- 5.3%	—	—	—
Months Supply of Inventory	2.8	3.4	+ 21.4%	—	—	—

Townhouse/Condo	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	61	15	- 75.4%	1,014	721	- 28.9%
Pending Sales	36	14	- 61.1%	824	654	- 20.6%
Closed Sales	64	16	- 75.0%	860	608	- 29.3%
Days on Market Until Sale	28	58	+ 107.1%	29	49	+ 69.0%
Median Sales Price*	\$354,235	\$316,746	- 10.6%	\$310,000	\$318,000	+ 2.6%
Average Sales Price*	\$388,705	\$318,644	- 18.0%	\$339,103	\$349,319	+ 3.0%
Percent of List Price Received*	99.4%	99.3%	- 0.1%	99.9%	98.9%	- 1.0%
Inventory of Homes for Sale	211	178	- 15.6%	—	—	—
Months Supply of Inventory	3.1	3.3	+ 6.5%	—	—	—

* 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.

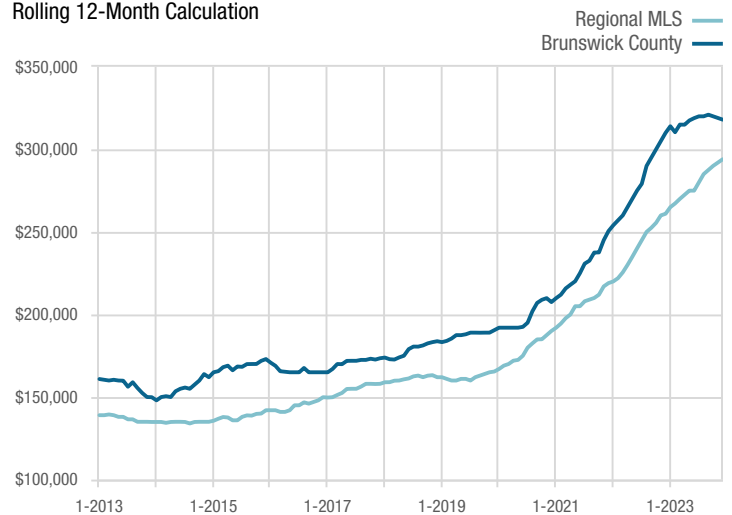
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

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.