

Chapel Hill / Carrboro

+ 10.4%

- 11.5%

+ 4.0%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

November

Year to Date

	2022	2023	+ / -	2022	2023	+ / -
New Listings	67	74	+ 10.4%	1,591	1,372	- 13.8%
Closed Sales	87	77	- 11.5%	1,413	1,182	- 16.3%
Median Sales Price*	\$620,000	\$645,000	+ 4.0%	\$586,000	\$633,000	+ 8.0%
Average Sales Price*	\$676,522	\$668,539	- 1.2%	\$659,953	\$701,710	+ 6.3%
Total Dollar Volume (in millions)*	\$58.9	\$51.5	- 12.5%	\$932.5	\$829.4	- 11.1%
Percent of Original List Price Received*	98.9%	97.5%	- 1.4%	104.5%	100.2%	- 4.1%
Percent of List Price Received*	100.1%	99.3%	- 0.8%	105.1%	101.4%	- 3.5%
Days on Market Until Sale**	19	22	+ 15.8%	14	22	+ 57.1%
Housing Affordability Index	48	43	- 10.4%	50	44	- 12.0%
Inventory of Homes for Sale	187	179	- 4.3%	--	--	--
Months Supply of Inventory	1.6	1.7	+ 6.3%	--	--	--

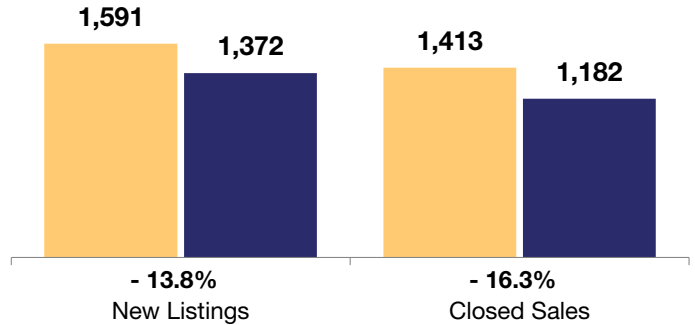
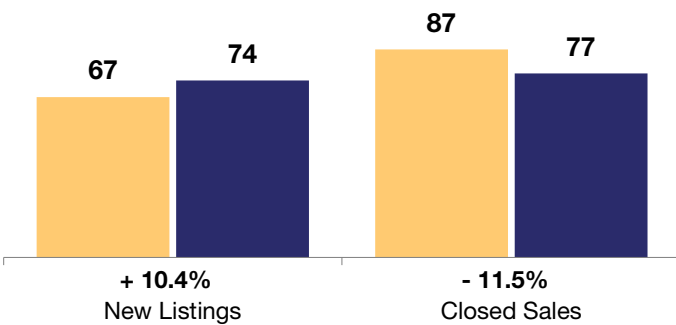
* Does not account for seller concessions. | ** Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

November

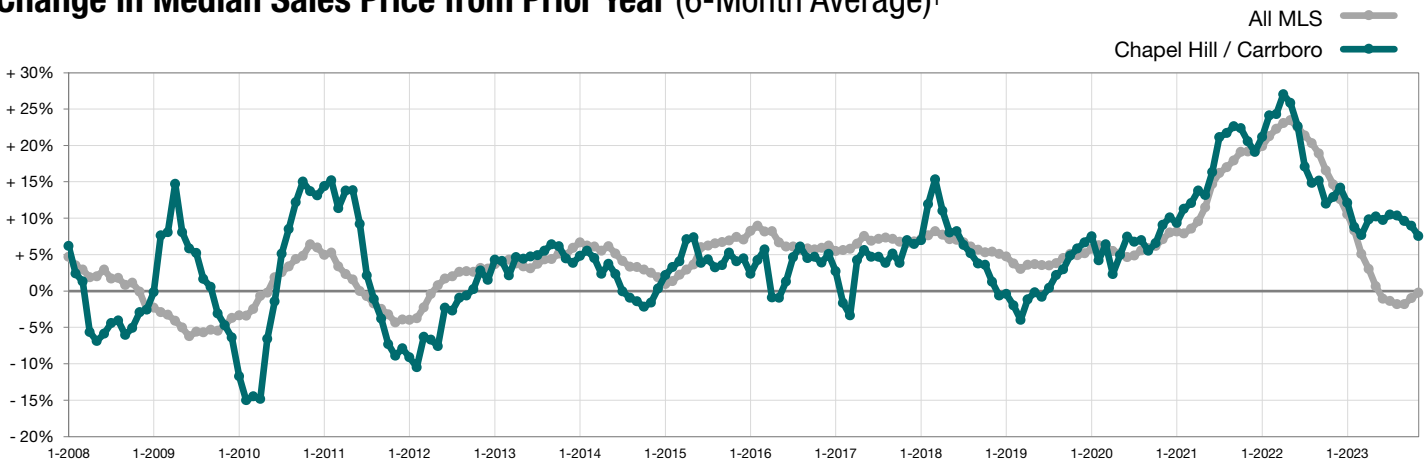
2022 2023

Year to Date

2022 2023



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