

Chapel Hill / Carrboro

- 9.3%

Change in
New Listings

- 26.8%

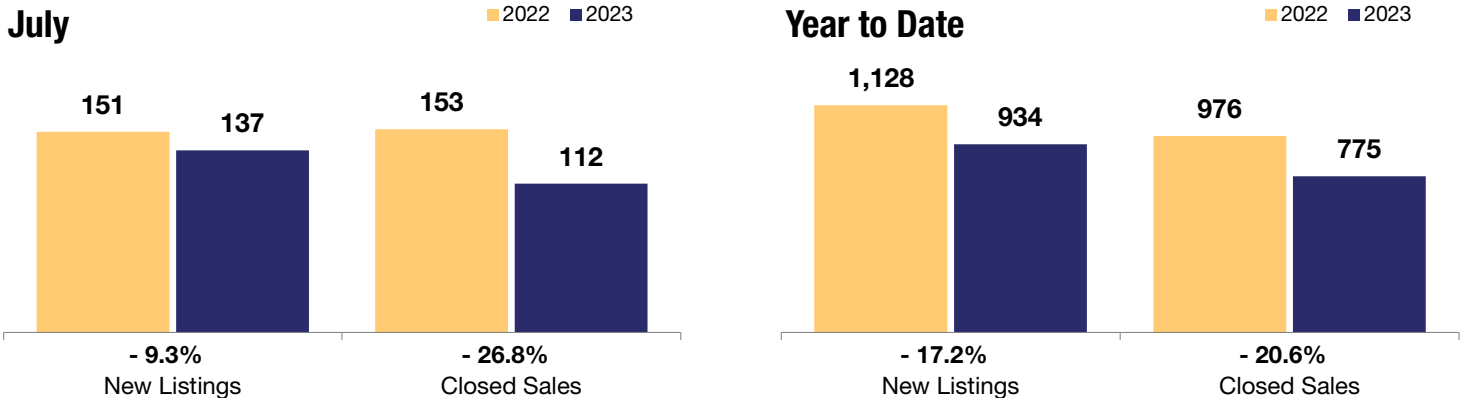
Change in
Closed Sales

+ 9.5%

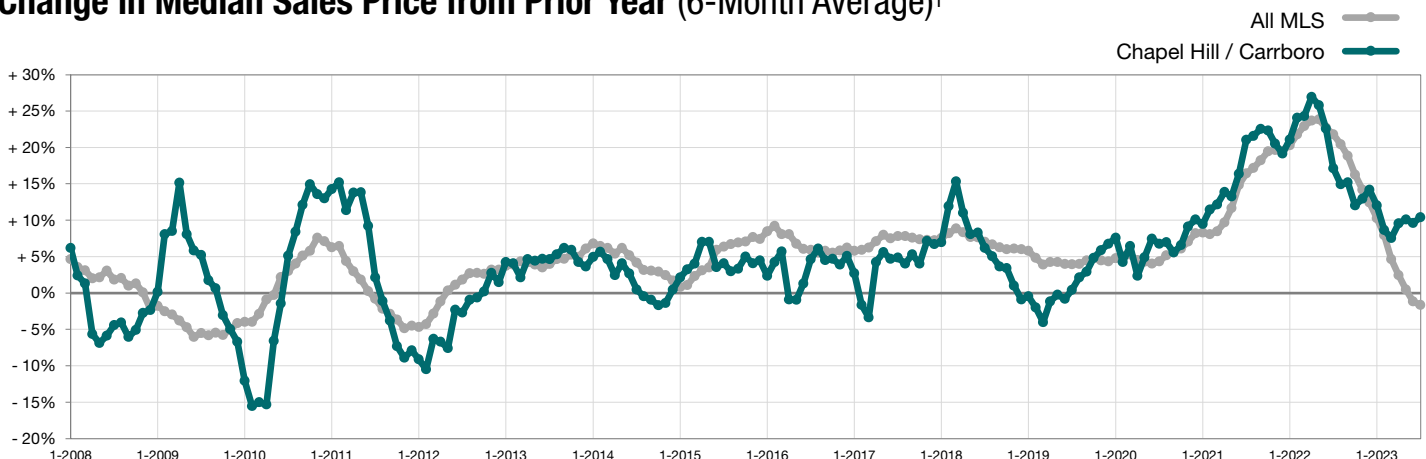
Change in
Median Sales Price

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	151	137	- 9.3%	1,128	934	- 17.2%
Closed Sales	153	112	- 26.8%	976	775	- 20.6%
Median Sales Price*	\$618,469	\$677,500	+ 9.5%	\$594,389	\$650,000	+ 9.4%
Average Sales Price*	\$694,228	\$800,458	+ 15.3%	\$671,832	\$726,076	+ 8.1%
Total Dollar Volume (in millions)*	\$106.2	\$89.7	- 15.6%	\$655.7	\$562.7	- 14.2%
Percent of Original List Price Received*	103.4%	101.0%	- 2.3%	106.6%	100.5%	- 5.7%
Percent of List Price Received*	103.6%	102.1%	- 1.4%	106.9%	101.8%	- 4.8%
Days on Market Until Sale**	10	21	+ 110.0%	12	21	+ 75.0%
Housing Affordability Index	53	43	- 18.9%	55	45	- 18.2%
Inventory of Homes for Sale	174	171	- 1.7%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 23.1%	--	--	--

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



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