

# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Chapel Hill / Carrboro

**+ 1.2%**

Change in  
**New Listings**  
All Properties

**- 1.8%**

Change in  
**Closed Sales**  
All Properties

**- 9.6%**

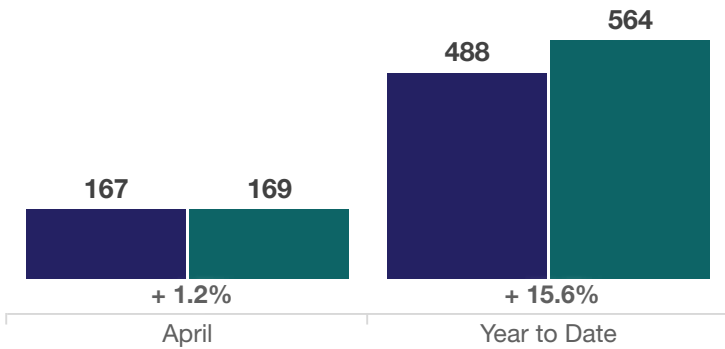
Change in  
**Median Sales Price**  
All Properties.

Key Metrics	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	167	169	+ 1.2%	488	564	+ 15.6%
Closed Sales	112	110	- 1.8%	344	356	+ 3.5%
Median Sales Price*	\$669,618	\$605,000	- 9.6%	\$618,750	\$605,000	- 2.2%
Average Sales Price*	\$747,526	\$667,552	- 10.7%	\$704,598	\$717,739	+ 1.9%
Total Dollar Volume (in millions)*	\$84	\$73	- 13.1%	\$242	\$256	+ 5.8%
Percent of Original List Price Received*	101.0%	100.9%	- 0.1%	99.0%	99.6%	+ 0.6%
Percent of List Price Received*	102.1%	101.5%	- 0.6%	100.8%	100.8%	0.0%
Days on Market Until Sale	41	15	- 63.4%	52	26	- 50.0%
Housing Affordability Index	59	62	+ 5.1%	64	62	- 3.1%
Inventory of Homes for Sale	177	192	+ 8.5%	—	—	—
Months Supply of Homes for Sale	1.6	1.9	+ 18.8%	—	—	—

\* 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.

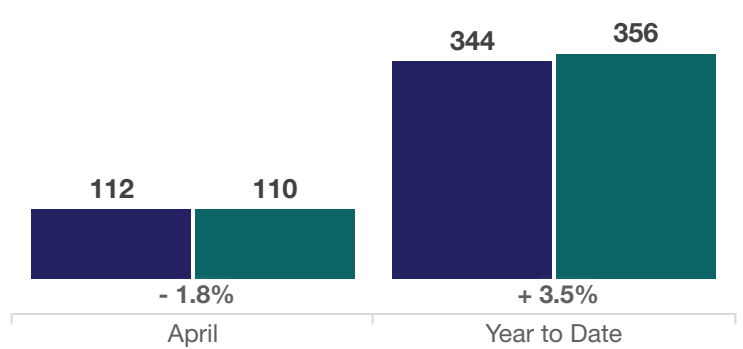
### New Listings

■ 2023 ■ 2024



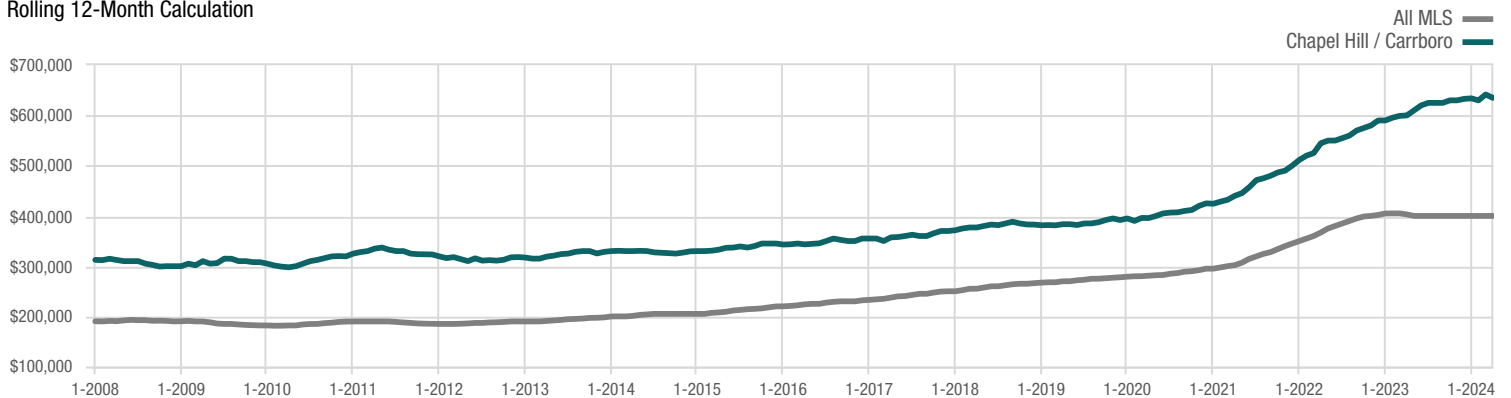
### Closed Sales

■ 2023 ■ 2024



### Median Sales Price

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.