

# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Chapel Hill / Carrboro

**- 39.2%**

Change in  
New Listings

**- 38.2%**

Change in  
Closed Sales

**+ 14.1%**

Change in  
Median Sales Price

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	74	45	- 39.2%	2,106	1,629	- 22.6%
Closed Sales	131	81	- 38.2%	2,108	1,490	- 29.3%
Median Sales Price*	\$526,000	\$600,000	+ 14.1%	\$500,000	\$590,000	+ 18.0%
Average Sales Price*	\$567,562	\$693,829	+ 22.2%	\$551,246	\$662,348	+ 20.2%
Total Dollar Volume (in millions)*	\$74.4	\$56.2	- 24.4%	\$1,161.5	\$986.9	- 15.0%
Percent of Original List Price Received*	103.8%	98.0%	- 5.6%	103.0%	104.2%	+ 1.2%
Percent of List Price Received*	104.2%	99.0%	- 5.0%	103.3%	104.8%	+ 1.5%
Days on Market Until Sale**	15	36	+ 140.0%	19	15	- 21.1%
Housing Affordability Index	71	46	- 35.2%	75	47	- 37.3%
Inventory of Homes for Sale	84	122	+ 45.2%	--	--	--
Months Supply of Inventory	0.5	1.0	+ 100.0%	--	--	--

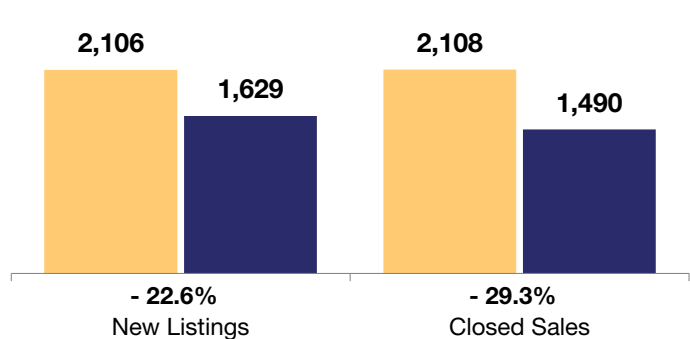
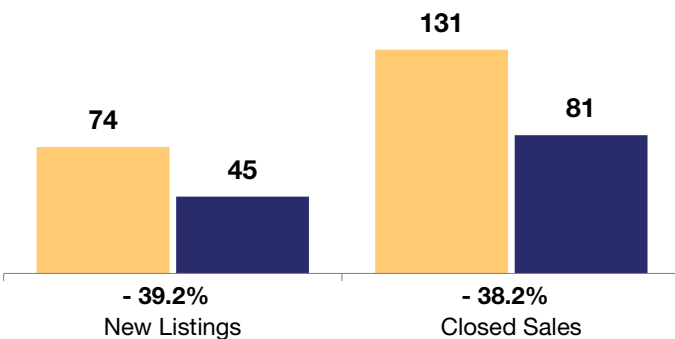
\* Does not account for seller concessions. | \*\* Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

### December

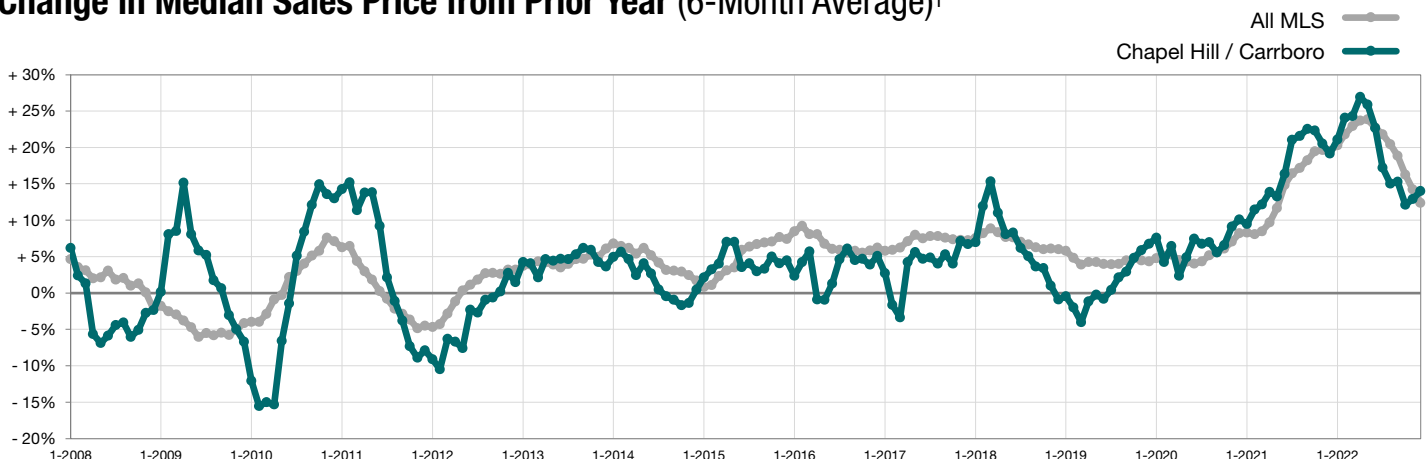
2021 2022

### Year to Date

2021 2022



### 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