

Chapel Hill / Carrboro

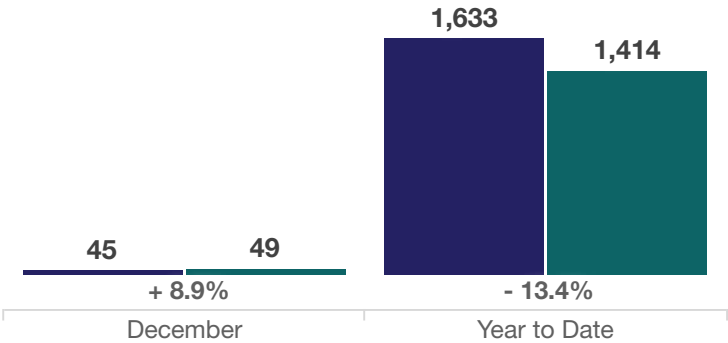
+ 8.9%	- 26.5%	+ 11.6%
Change in New Listings All Properties	Change in Closed Sales All Properties	Change in Median Sales Price All Properties.

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	45	49	+ 8.9%	1,633	1,414	- 13.4%
Closed Sales	83	61	- 26.5%	1,492	1,246	- 16.5%
Median Sales Price*	\$605,000	\$675,000	+ 11.6%	\$590,000	\$633,000	+ 7.3%
Average Sales Price*	\$693,997	\$771,653	+ 11.2%	\$662,170	\$704,423	+ 6.4%
Total Dollar Volume (in millions)*	\$58	\$47	- 19.0%	\$988	\$878	- 11.1%
Percent of Original List Price Received*	98.0%	96.4%	- 1.6%	104.2%	100.0%	- 4.0%
Percent of List Price Received*	99.0%	98.9%	- 0.1%	104.8%	101.3%	- 3.3%
Days on Market Until Sale	63	62	- 1.6%	45	52	+ 15.6%
Housing Affordability Index	62	54	- 12.9%	63	58	- 7.9%
Inventory of Homes for Sale	164	130	- 20.7%	—	—	—
Months Supply of Homes for Sale	1.4	1.3	- 7.1%	—	—	—

\* 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.

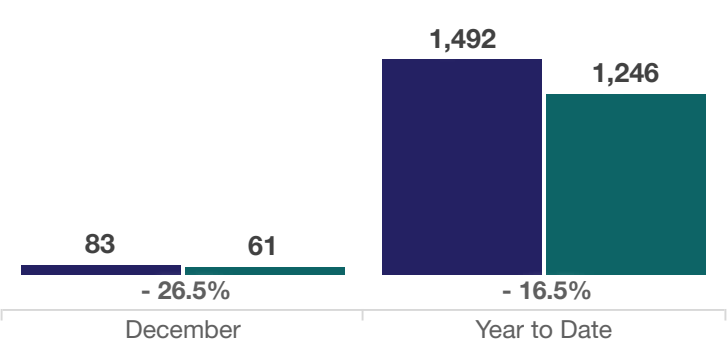
New Listings

2022 2023



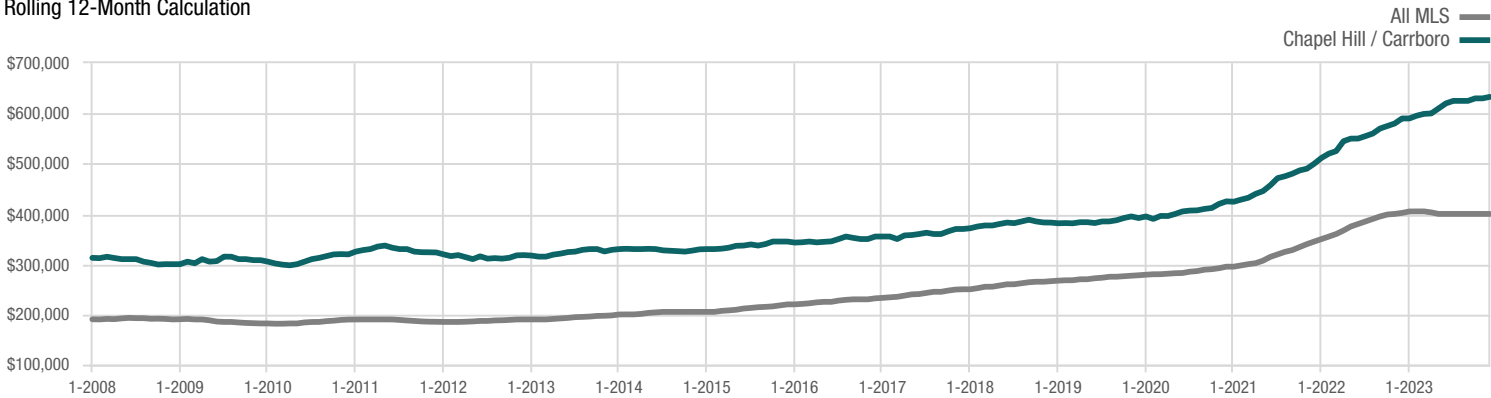
Closed Sales

2022 2023



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.