

## Chapel Hill / Carrboro

**- 30.7%**

Change in  
New Listings

**- 37.1%**

Change in  
Closed Sales

**+ 0.9%**

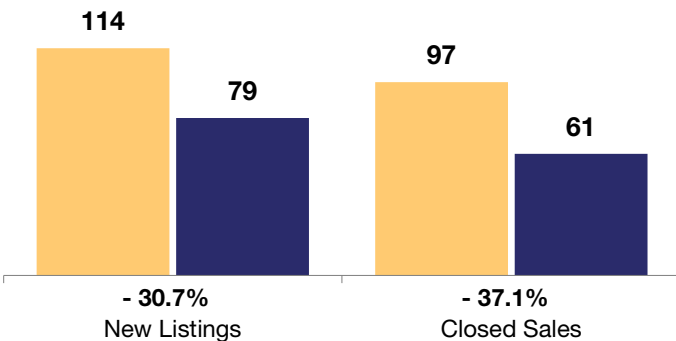
Change in  
Median Sales Price

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	114	79	- 30.7%	216	156	- 27.8%
Closed Sales	97	61	- 37.1%	203	122	- 39.9%
Median Sales Price*	\$550,000	<b>\$555,000</b>	+ 0.9%	\$556,310	<b>\$599,568</b>	+ 7.8%
Average Sales Price*	\$575,430	<b>\$682,321</b>	+ 18.6%	\$612,973	<b>\$685,818</b>	+ 11.9%
Total Dollar Volume (in millions)*	\$55.8	<b>\$41.6</b>	- 25.4%	\$124.4	<b>\$83.7</b>	- 32.8%
Percent of Original List Price Received*	103.7%	<b>97.8%</b>	- 5.7%	102.7%	<b>96.0%</b>	- 6.5%
Percent of List Price Received*	104.4%	<b>98.9%</b>	- 5.3%	103.4%	<b>98.7%</b>	- 4.5%
Days on Market Until Sale**	31	<b>38</b>	+ 22.6%	25	<b>41</b>	+ 64.0%
Housing Affordability Index	73	<b>56</b>	- 23.3%	72	<b>52</b>	- 27.8%
Inventory of Homes for Sale	65	<b>101</b>	+ 55.4%	--	--	--
Months Supply of Inventory	0.4	<b>0.9</b>	+ 125.0%	--	--	--

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

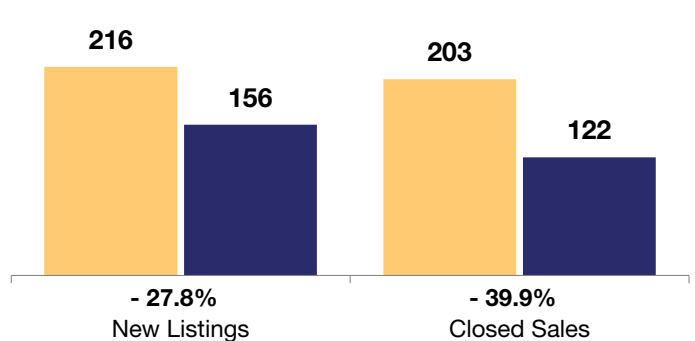
### February

2022 2023

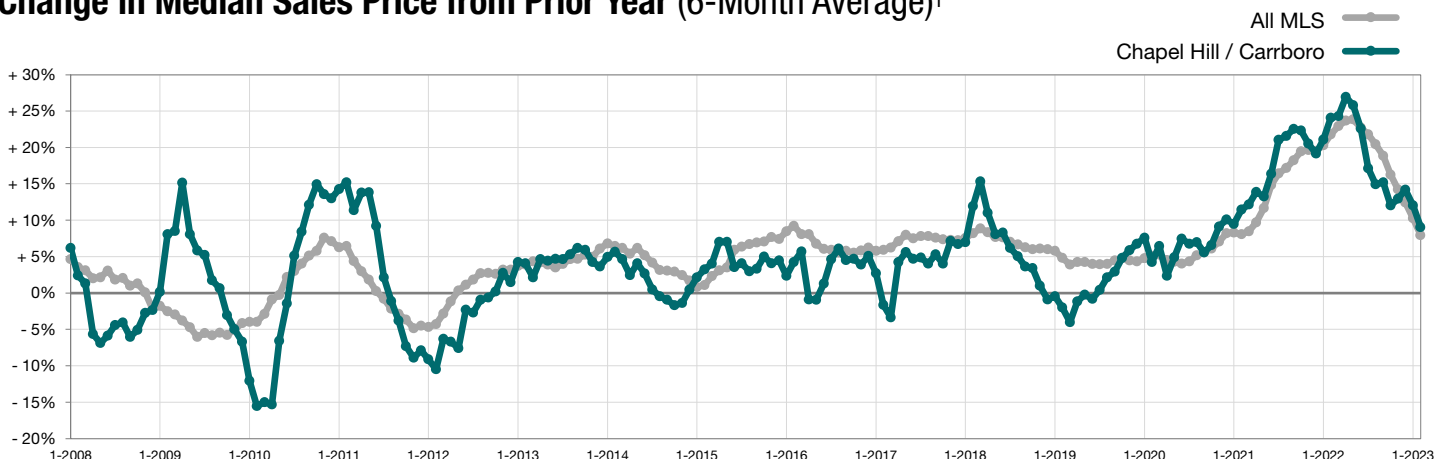


### Year to Date

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