

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Chapel Hill / Carrboro

+ 70.9%

Change in
New Listings
All Properties

+ 17.7%

Change in
Closed Sales
All Properties

- 0.5%

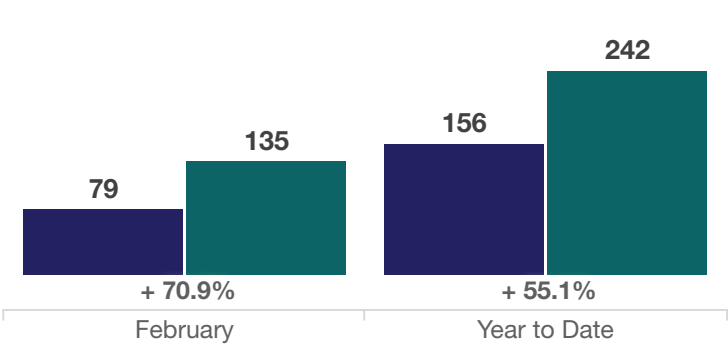
Change in
Median Sales Price
All Properties.

Key Metrics	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	79	135	+ 70.9%	156	242	+ 55.1%
Closed Sales	62	73	+ 17.7%	123	139	+ 13.0%
Median Sales Price*	\$537,500	\$535,000	- 0.5%	\$599,235	\$545,000	- 9.1%
Average Sales Price*	\$679,540	\$710,492	+ 4.6%	\$684,387	\$719,057	+ 5.1%
Total Dollar Volume (in millions)*	\$42	\$52	+ 23.8%	\$84	\$100	+ 19.0%
Percent of Original List Price Received*	97.8%	99.0%	+ 1.2%	96.0%	97.7%	+ 1.8%
Percent of List Price Received*	98.9%	100.1%	+ 1.2%	98.8%	99.4%	+ 0.6%
Days on Market Until Sale	58	66	+ 13.8%	68	68	0.0%
Housing Affordability Index	74	71	- 4.1%	66	70	+ 6.1%
Inventory of Homes for Sale	135	164	+ 21.5%	—	—	—
Months Supply of Homes for Sale	1.2	1.6	+ 33.3%	—	—	—

* 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.

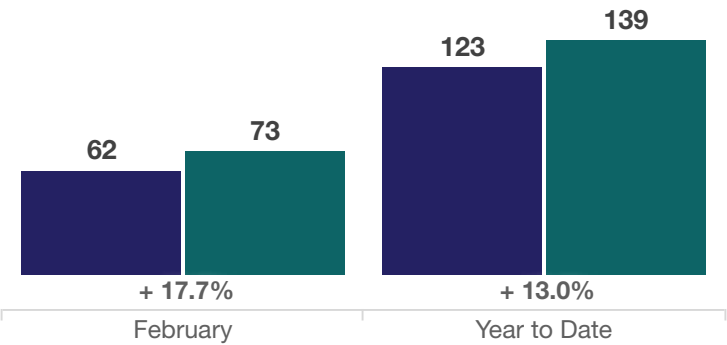
New Listings

2023 2024



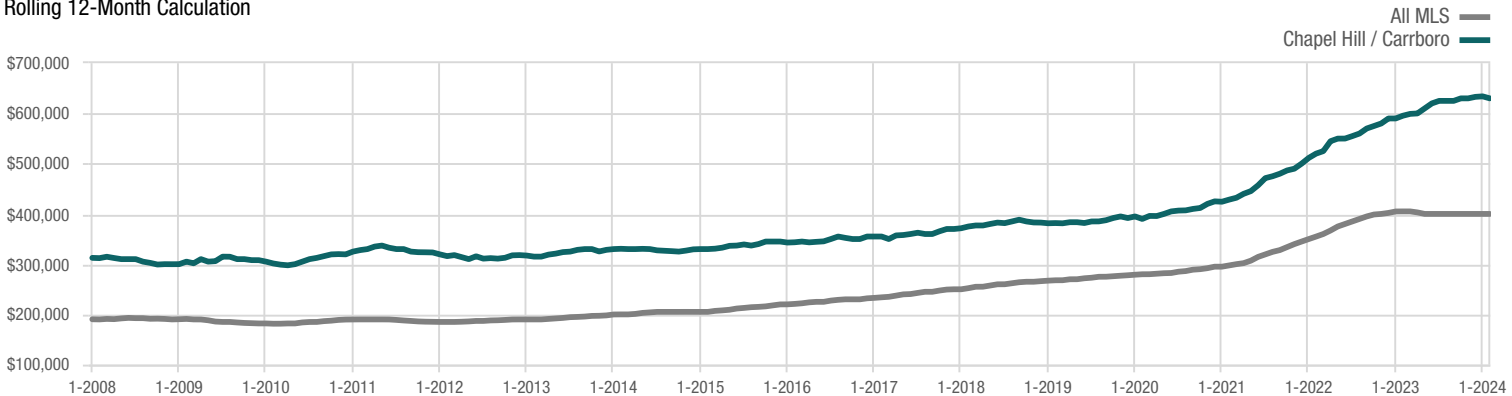
Closed Sales

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.