

Chapel Hill / Carrboro

- 24.5%

Change in
New Listings

- 42.5%

Change in
Closed Sales

+ 0.3%

Change in
Median Sales Price

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	102	77	- 24.5%	102	77	- 24.5%
Closed Sales	106	61	- 42.5%	106	61	- 42.5%
Median Sales Price*	\$597,831	\$599,900	+ 0.3%	\$597,831	\$599,900	+ 0.3%
Average Sales Price*	\$647,328	\$689,314	+ 6.5%	\$647,328	\$689,314	+ 6.5%
Total Dollar Volume (in millions)*	\$68.6	\$42.0	- 38.7%	\$68.6	\$42.0	- 38.7%
Percent of Original List Price Received*	101.8%	94.1%	- 7.6%	101.8%	94.1%	- 7.6%
Percent of List Price Received*	102.4%	98.6%	- 3.7%	102.4%	98.6%	- 3.7%
Days on Market Until Sale**	20	43	+ 115.0%	20	43	+ 115.0%
Housing Affordability Index	69	54	- 21.7%	69	54	- 21.7%
Inventory of Homes for Sale	64	108	+ 68.8%	--	--	--
Months Supply of Inventory	0.4	0.9	+ 125.0%	--	--	--

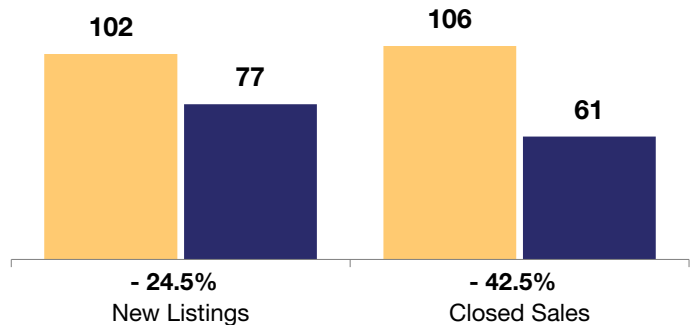
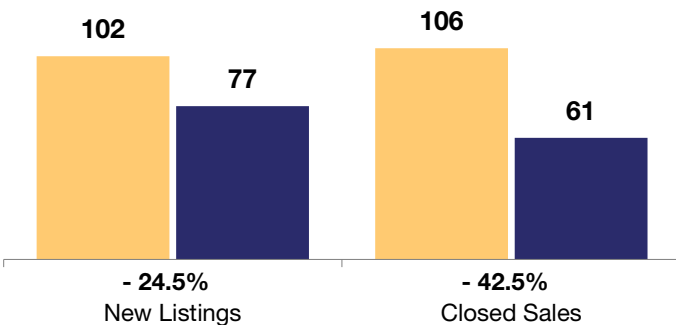
* Does not account for seller concessions. | ** Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

January

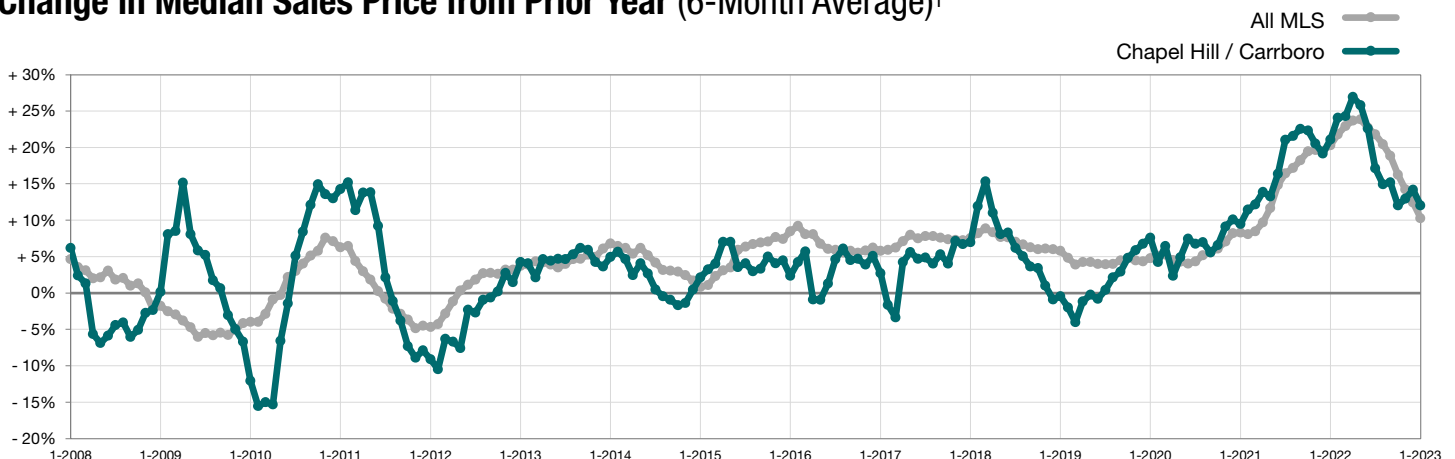
2022 2023

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