

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Chapel Hill / Carrboro

+ 37.7%

Change in
New Listings
All Properties

+ 4.9%

Change in
Closed Sales
All Properties

- 0.1%

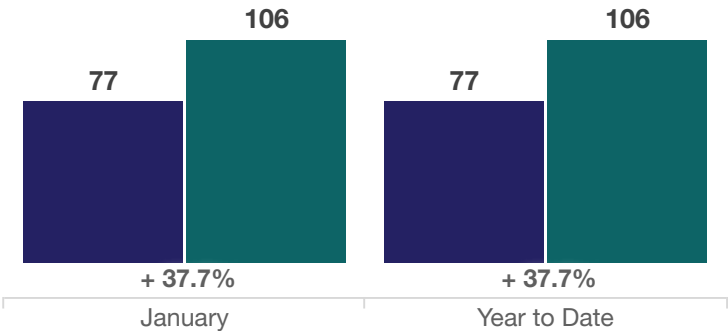
Change in
Median Sales Price
All Properties.

Key Metrics	January			Year to Date		
	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	77	106	+ 37.7%	77	106	+ 37.7%
Closed Sales	61	64	+ 4.9%	61	64	+ 4.9%
Median Sales Price*	\$599,900	\$599,430	- 0.1%	\$599,900	\$599,430	- 0.1%
Average Sales Price*	\$689,314	\$740,125	+ 7.4%	\$689,314	\$740,125	+ 7.4%
Total Dollar Volume (in millions)*	\$42	\$47	+ 11.9%	\$42	\$47	+ 11.9%
Percent of Original List Price Received*	94.1%	96.3%	+ 2.3%	94.1%	96.3%	+ 2.3%
Percent of List Price Received*	98.6%	98.6%	0.0%	98.6%	98.6%	0.0%
Days on Market Until Sale	78	73	- 6.4%	78	73	- 6.4%
Housing Affordability Index	64	61	- 4.7%	64	61	- 4.7%
Inventory of Homes for Sale	149	135	- 9.4%	—	—	—
Months Supply of Homes for Sale	1.3	1.3	0.0%	—	—	—

* 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.

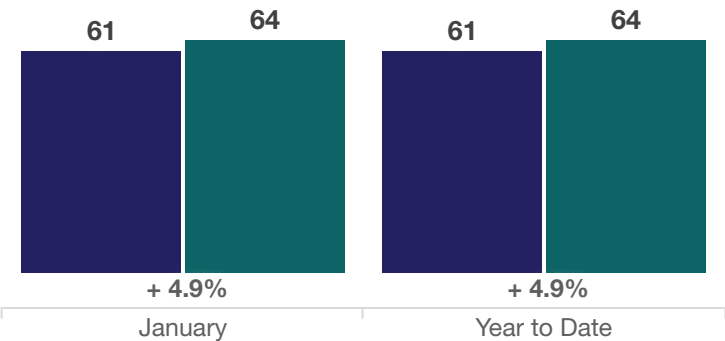
New Listings

2023 2024



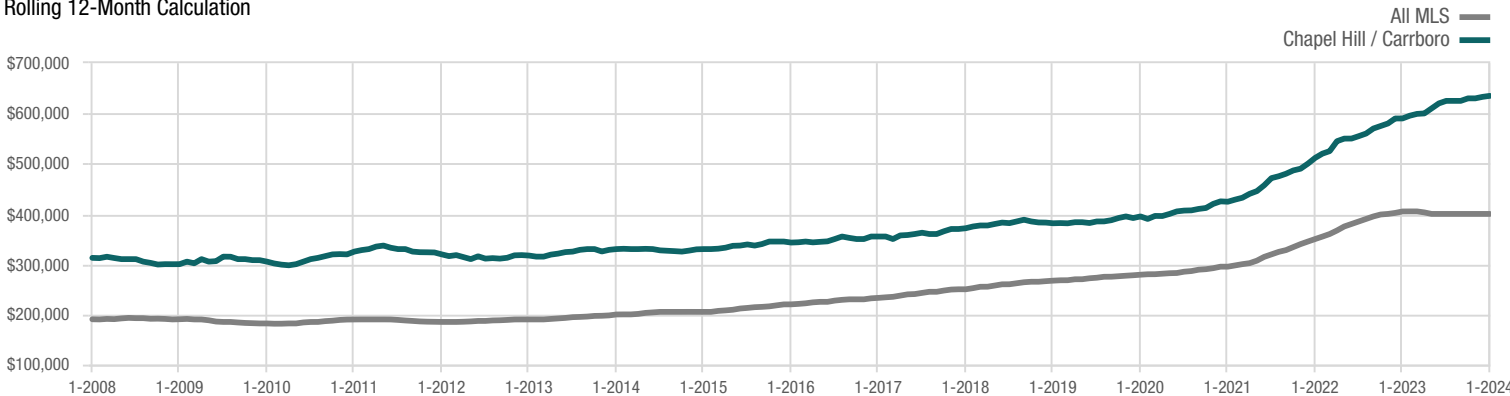
Closed Sales

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.