

# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Chapel Hill / Carrboro

**- 26.8%**

Change in  
New Listings

**- 5.1%**

Change in  
Closed Sales

**+ 9.4%**

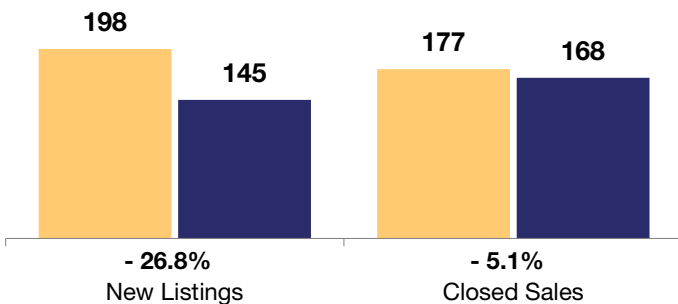
Change in  
Median Sales Price

	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	198	145	- 26.8%	977	796	- 18.5%
Closed Sales	177	168	- 5.1%	823	662	- 19.6%
Median Sales Price*	\$601,000	<b>\$657,500</b>	+ 9.4%	\$584,000	<b>\$640,000</b>	+ 9.6%
Average Sales Price*	\$695,674	<b>\$728,715</b>	+ 4.7%	\$667,668	<b>\$712,929</b>	+ 6.8%
Total Dollar Volume (in millions)*	\$123.1	<b>\$122.4</b>	- 0.6%	\$549.5	<b>\$472.0</b>	- 14.1%
Percent of Original List Price Received*	108.2%	<b>101.9%</b>	- 5.8%	107.2%	<b>100.4%</b>	- 6.3%
Percent of List Price Received*	108.7%	<b>102.7%</b>	- 5.5%	107.5%	<b>101.8%</b>	- 5.3%
Days on Market Until Sale**	8	<b>13</b>	+ 62.5%	12	<b>21</b>	+ 75.0%
Housing Affordability Index	54	<b>44</b>	- 18.5%	55	<b>46</b>	- 16.4%
Inventory of Homes for Sale	161	<b>156</b>	- 3.1%	--	--	--
Months Supply of Inventory	1.1	<b>1.5</b>	+ 36.4%	--	--	--

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

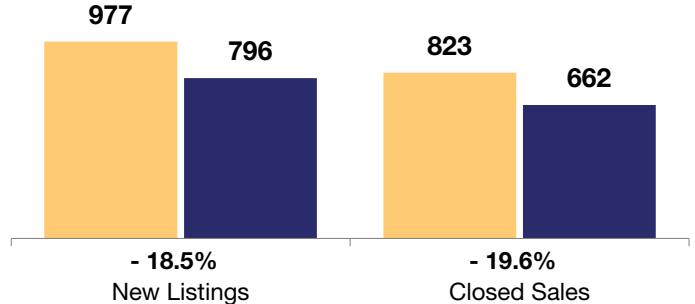
### June

2022 2023

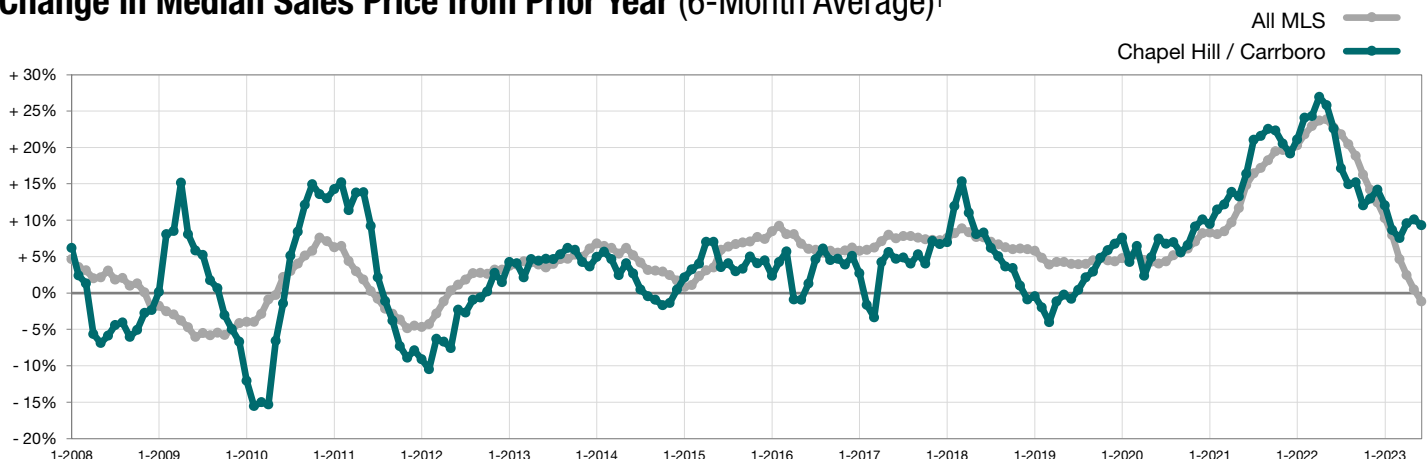


### Year to Date

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