

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Chapel Hill / Carrboro

- 10.3%

Change in
New Listings
All Properties

- 4.6%

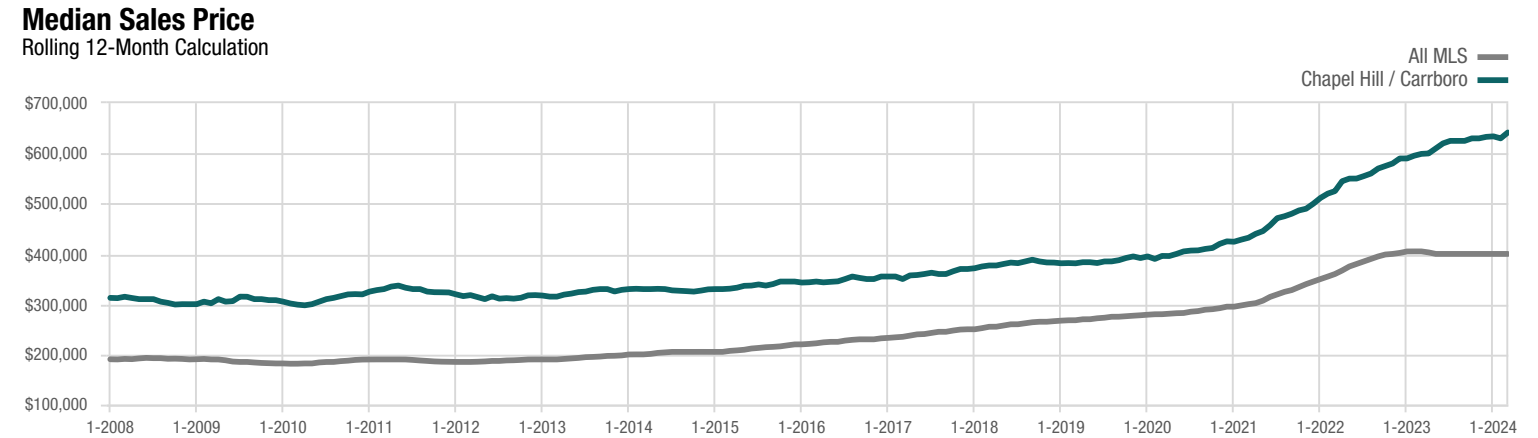
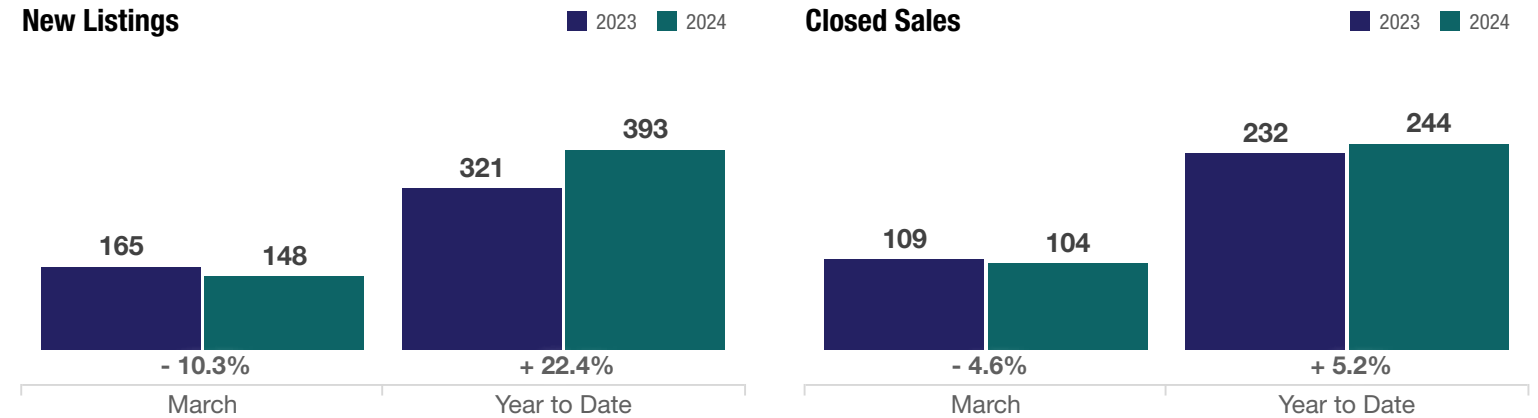
Change in
Closed Sales
All Properties

+ 21.8%

Change in
Median Sales Price
All Properties.

Key Metrics	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	165	148	- 10.3%	321	393	+ 22.4%
Closed Sales	109	104	- 4.6%	232	244	+ 5.2%
Median Sales Price*	\$589,000	\$717,500	+ 21.8%	\$597,118	\$608,750	+ 1.9%
Average Sales Price*	\$683,295	\$763,814	+ 11.8%	\$683,874	\$740,772	+ 8.3%
Total Dollar Volume (in millions)*	\$74	\$79	+ 6.8%	\$159	\$181	+ 13.8%
Percent of Original List Price Received*	100.3%	100.8%	+ 0.5%	98.0%	99.0%	+ 1.0%
Percent of List Price Received*	101.8%	101.8%	0.0%	100.2%	100.4%	+ 0.2%
Days on Market Until Sale	51	51	0.0%	60	60	0.0%
Housing Affordability Index	68	54	- 20.6%	67	63	- 6.0%
Inventory of Homes for Sale	170	164	- 3.5%	—	—	—
Months Supply of Homes for Sale	1.6	1.6	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.



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.