

## Chapel Hill / Carrboro

**- 0.6%**

Change in  
New Listings

**- 16.0%**

Change in  
Closed Sales

**+ 10.1%**

Change in  
Median Sales Price

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	167	166	- 0.6%	383	322	- 15.9%
Closed Sales	131	110	- 16.0%	334	233	- 30.2%
Median Sales Price*	\$540,000	<b>\$594,500</b>	+ 10.1%	\$555,000	<b>\$599,235</b>	+ 8.0%
Average Sales Price*	\$633,139	<b>\$682,611</b>	+ 7.8%	\$620,882	<b>\$683,549</b>	+ 10.1%
Total Dollar Volume (in millions)*	\$82.9	<b>\$75.1</b>	- 9.5%	\$207.4	<b>\$159.3</b>	- 23.2%
Percent of Original List Price Received*	105.0%	<b>100.3%</b>	- 4.5%	103.6%	<b>98.0%</b>	- 5.4%
Percent of List Price Received*	105.2%	<b>101.8%</b>	- 3.2%	104.1%	<b>100.2%</b>	- 3.7%
Days on Market Until Sale**	12	<b>28</b>	+ 133.3%	20	<b>35</b>	+ 75.0%
Housing Affordability Index	71	<b>53</b>	- 25.4%	69	<b>53</b>	- 23.2%
Inventory of Homes for Sale	77	<b>142</b>	+ 84.4%	--	--	--
Months Supply of Inventory	0.5	<b>1.3</b>	+ 160.0%	--	--	--

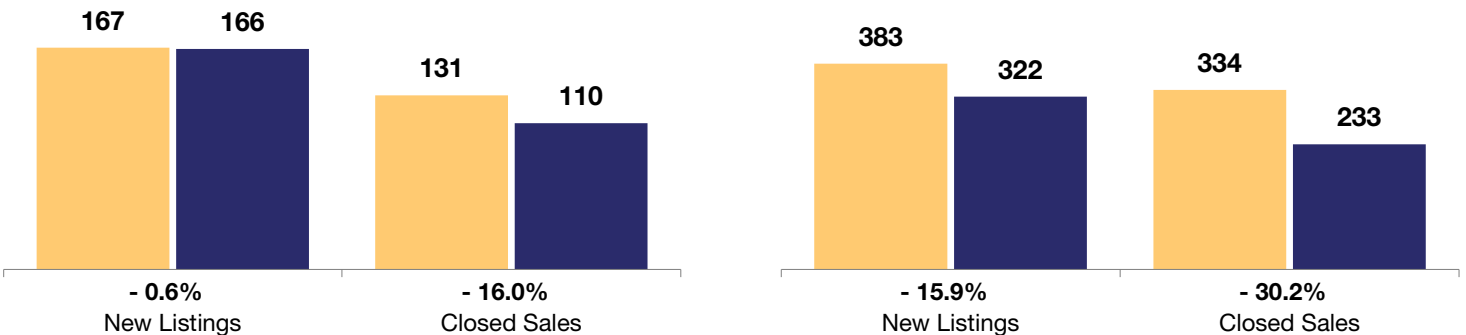
\* Does not account for seller concessions. | \*\* Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

### March

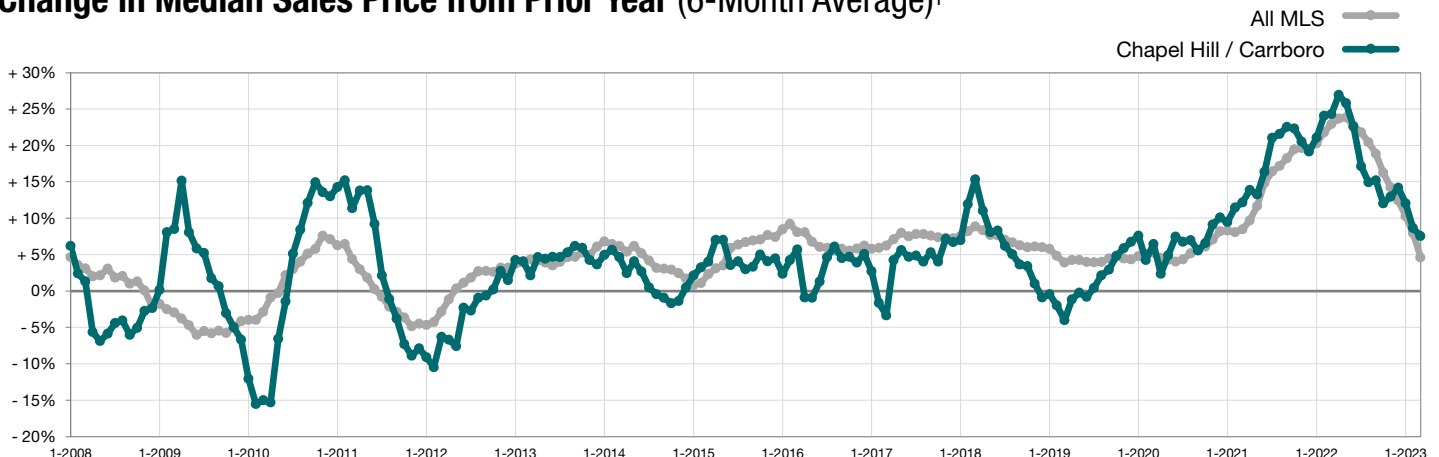
2022 2023

### 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