

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Hillsborough

**+ 5.4%**

Change in  
New Listings

**+ 23.1%**

Change in  
Closed Sales

**+ 17.4%**

Change in  
Median Sales Price

	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	37	39	+ 5.4%	150	127	- 15.3%
Closed Sales	26	32	+ 23.1%	162	97	- 40.1%
Median Sales Price*	\$428,000	\$502,500	+ 17.4%	\$427,000	\$420,000	- 1.6%
Average Sales Price*	\$427,805	\$593,813	+ 38.8%	\$474,726	\$471,659	- 0.6%
Total Dollar Volume (in millions)*	\$10.7	\$19.0	+ 77.7%	\$76.4	\$45.8	- 40.1%
Percent of Original List Price Received*	108.4%	101.6%	- 6.3%	102.9%	98.6%	- 4.2%
Percent of List Price Received*	108.0%	102.7%	- 4.9%	103.0%	100.5%	- 2.4%
Days on Market Until Sale**	5	18	+ 260.0%	16	27	+ 68.8%
Housing Affordability Index	83	62	- 25.3%	83	75	- 9.6%
Inventory of Homes for Sale	17	27	+ 58.8%	--	--	--
Months Supply of Inventory	0.4	0.9	+ 125.0%	--	--	--

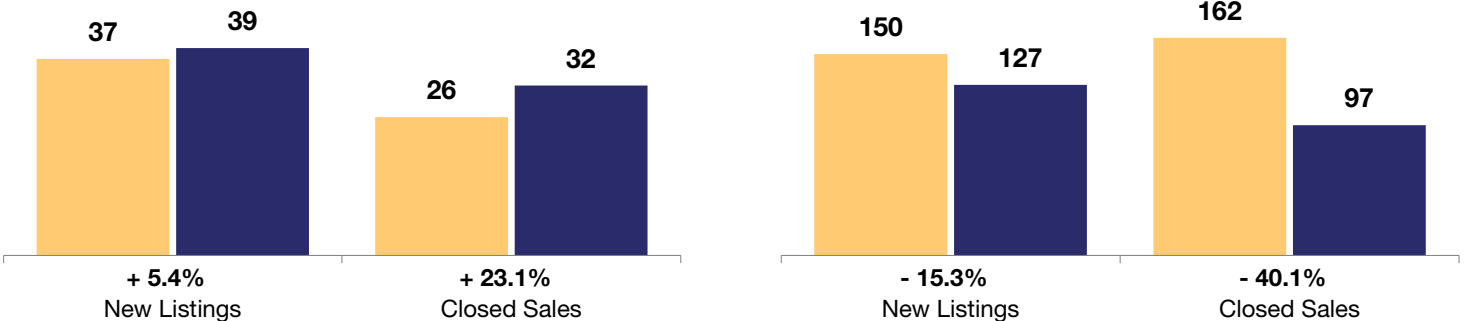
\* Does not account for seller concessions. | \*\* Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

### April

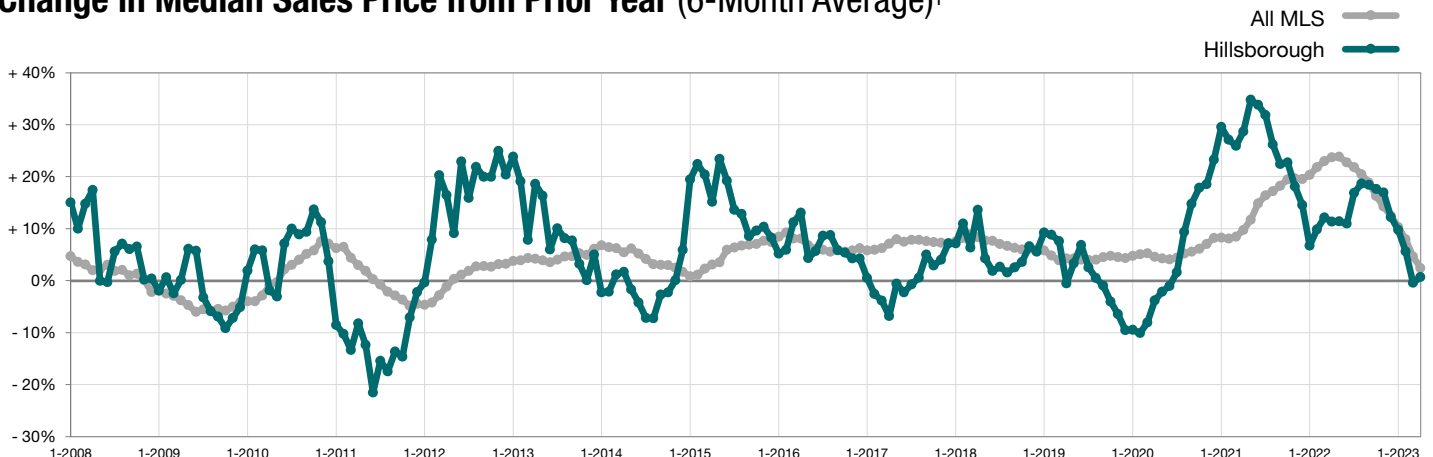
2022 2023

### 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