

# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Hillsborough

**- 55.9%**

Change in  
New Listings

**- 40.7%**

Change in  
Closed Sales

**- 9.7%**

Change in  
Median Sales Price

### December

### Year to Date

	2021	2022	+ / -	2021	2022	+ / -
New Listings	34	15	- 55.9%	553	442	- 20.1%
Closed Sales	54	32	- 40.7%	522	435	- 16.7%
Median Sales Price*	\$422,500	<b>\$381,500</b>	- 9.7%	\$392,850	<b>\$435,000</b>	+ 10.7%
Average Sales Price*	\$504,810	<b>\$472,831</b>	- 6.3%	\$430,992	<b>\$488,555</b>	+ 13.4%
Total Dollar Volume (in millions)*	\$27.3	<b>\$15.1</b>	- 44.5%	\$224.5	<b>\$211.5</b>	- 5.8%
Percent of Original List Price Received*	101.7%	<b>94.8%</b>	- 6.8%	103.5%	<b>102.2%</b>	- 1.3%
Percent of List Price Received*	102.5%	<b>97.0%</b>	- 5.4%	103.4%	<b>102.9%</b>	- 0.5%
Days on Market Until Sale**	17	35	+ 105.9%	18	19	+ 5.6%
Housing Affordability Index	89	73	- 18.0%	95	64	- 32.6%
Inventory of Homes for Sale	33	45	+ 36.4%	--	--	--
Months Supply of Inventory	0.7	1.4	+ 100.0%	--	--	--

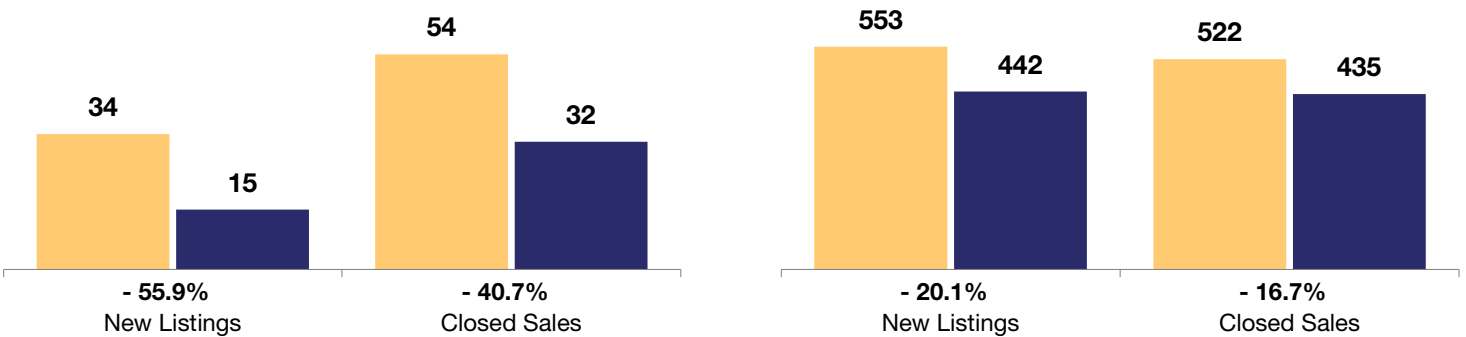
\* Does not account for seller concessions. | \*\* Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

### December

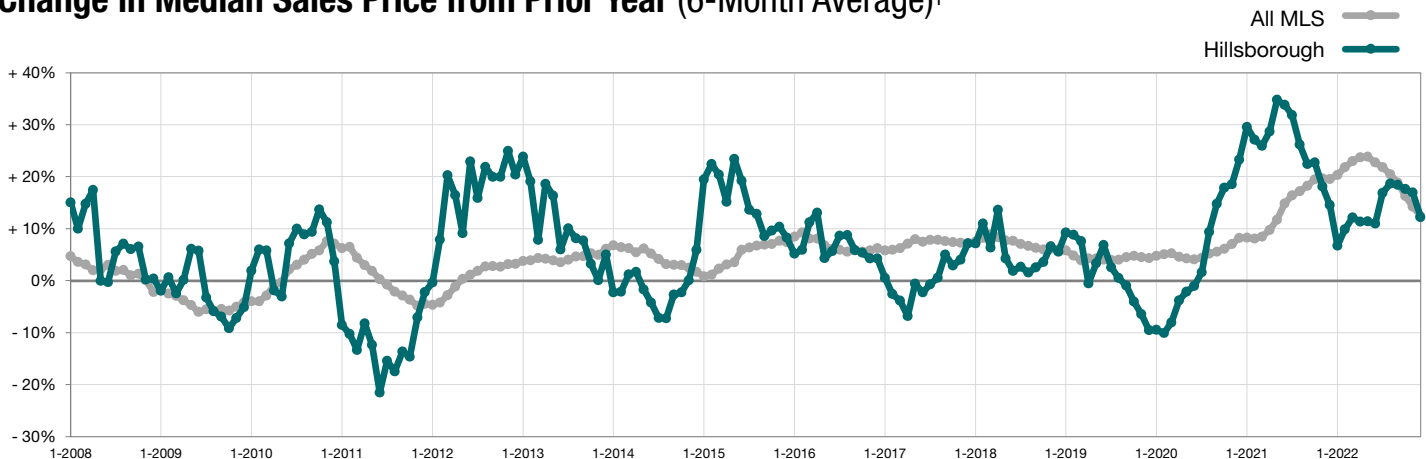
2021 2022

### Year to Date

2021 2022



### 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