

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Hillsborough

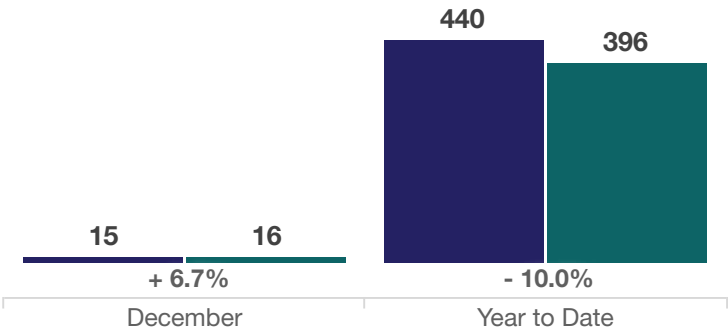
+ 6.7%	- 56.3%	+ 61.9%
Change in New Listings All Properties	Change in Closed Sales All Properties	Change in Median Sales Price All Properties.

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	15	16	+ 6.7%	440	396	- 10.0%
Closed Sales	32	14	- 56.3%	434	325	- 25.1%
Median Sales Price*	\$381,500	\$617,500	+ 61.9%	\$435,000	\$449,000	+ 3.2%
Average Sales Price*	\$472,831	\$670,289	+ 41.8%	\$487,892	\$523,449	+ 7.3%
Total Dollar Volume (in millions)*	\$15	\$9	- 40.0%	\$211	\$170	- 19.4%
Percent of Original List Price Received*	94.8%	97.1%	+ 2.4%	102.2%	98.9%	- 3.2%
Percent of List Price Received*	97.0%	100.8%	+ 3.9%	102.8%	100.5%	- 2.2%
Days on Market Until Sale	59	55	- 6.8%	43	53	+ 23.3%
Housing Affordability Index	97	59	- 39.2%	85	81	- 4.7%
Inventory of Homes for Sale	53	64	+ 20.8%	—	—	—
Months Supply of Homes for Sale	1.6	2.3	+ 43.8%	—	—	—

* 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.

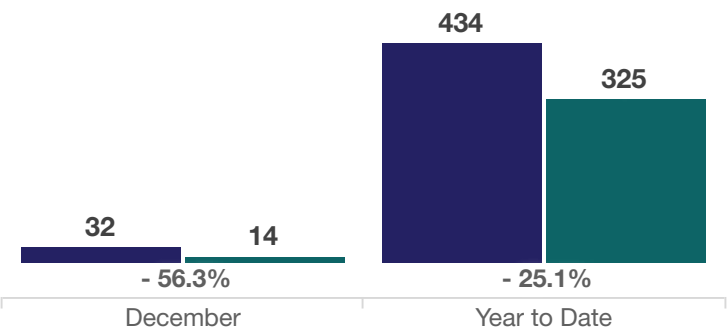
New Listings

2022 2023



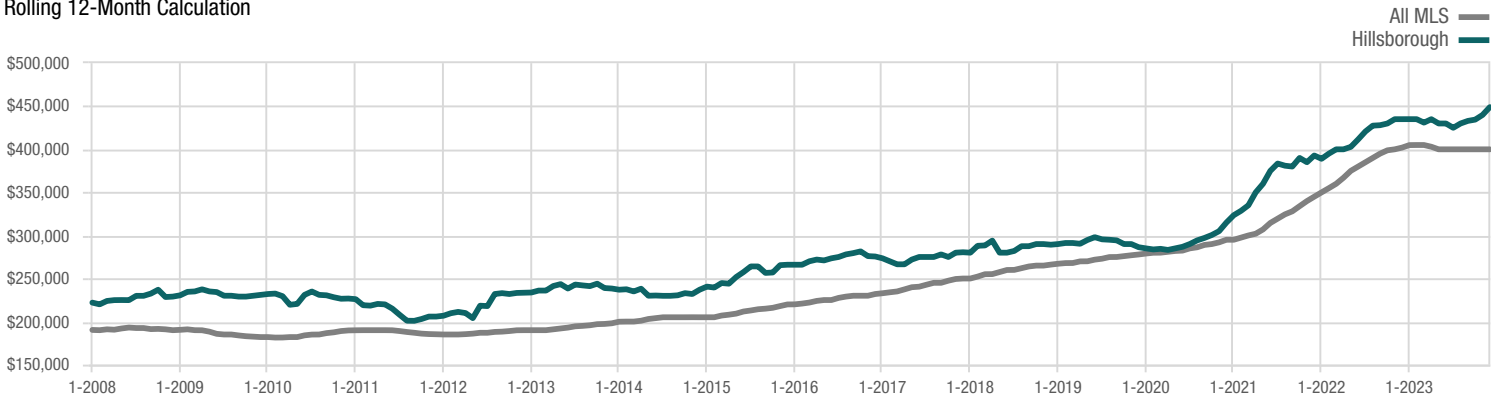
Closed Sales

2022 2023



Median Sales Price

Rolling 12-Month Calculation



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.