

# Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Hillsborough

**0.0%**

**- 61.7%**

**- 3.0%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### February

### Year to Date

	2022	2023	+ / -	2022	2023	+ / -
New Listings	25	25	0.0%	77	41	- 46.8%
Closed Sales	47	18	- 61.7%	98	40	- 59.2%
Median Sales Price*	\$400,000	<b>\$387,905</b>	- 3.0%	\$405,000	<b>\$387,905</b>	- 4.2%
Average Sales Price*	\$553,885	<b>\$417,489</b>	- 24.6%	\$491,425	<b>\$427,917</b>	- 12.9%
Total Dollar Volume (in millions)*	\$26.0	<b>\$7.5</b>	- 71.1%	\$48.2	<b>\$17.1</b>	- 64.5%
Percent of Original List Price Received*	101.6%	<b>97.5%</b>	- 4.0%	101.8%	<b>98.5%</b>	- 3.2%
Percent of List Price Received*	101.2%	<b>100.3%</b>	- 0.9%	101.6%	<b>100.6%</b>	- 1.0%
Days on Market Until Sale**	22	<b>32</b>	+ 45.5%	17	<b>29</b>	+ 70.6%
Housing Affordability Index	100	<b>80</b>	- 20.0%	99	<b>80</b>	- 19.2%
Inventory of Homes for Sale	21	<b>28</b>	+ 33.3%	--	--	--
Months Supply of Inventory	0.4	<b>0.9</b>	+ 125.0%	--	--	--

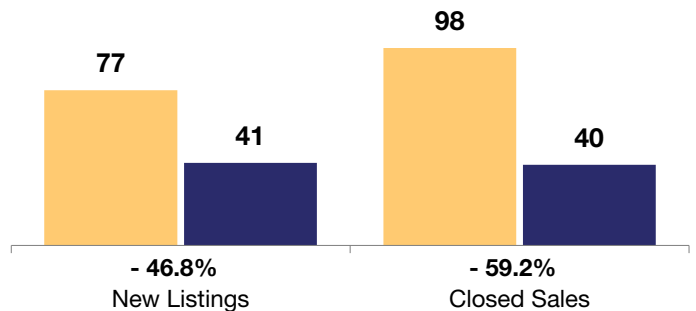
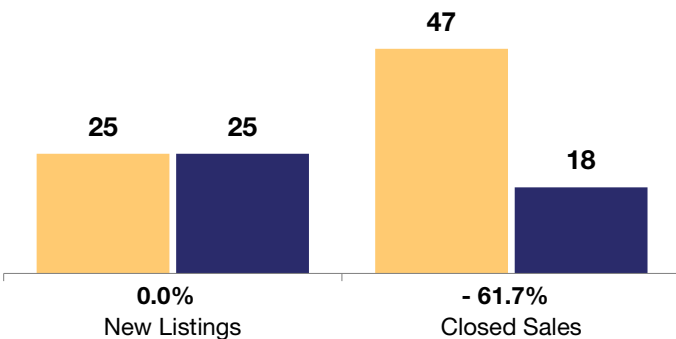
\* Does not account for seller concessions. | \*\* Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

### February

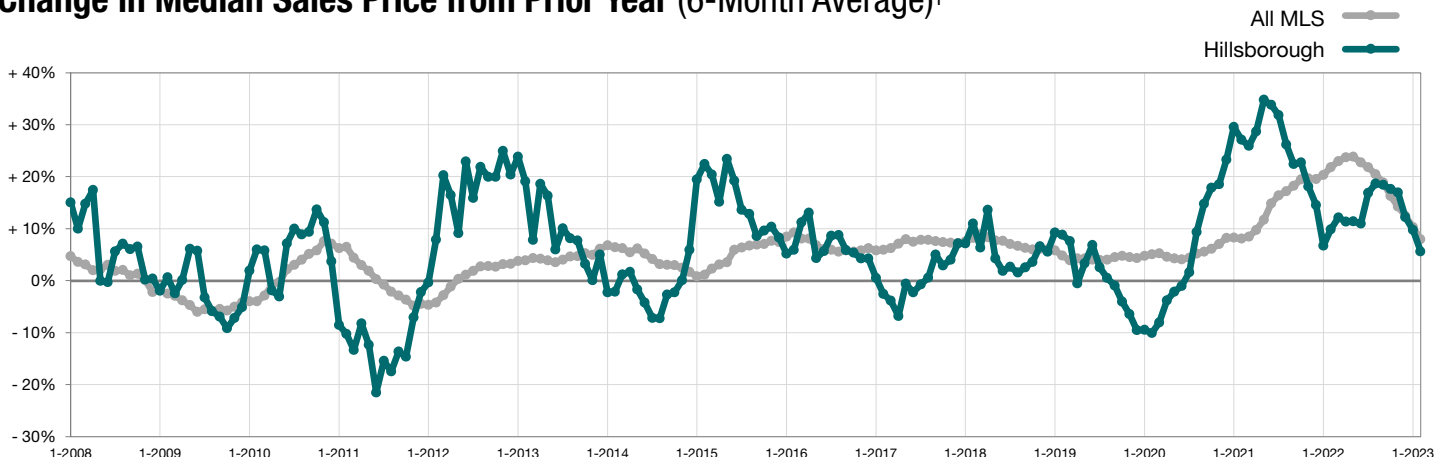
2022 2023

### 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