

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Hillsborough

+ 32.0%

Change in
New Listings
All Properties

+ 27.8%

Change in
Closed Sales
All Properties

- 4.9%

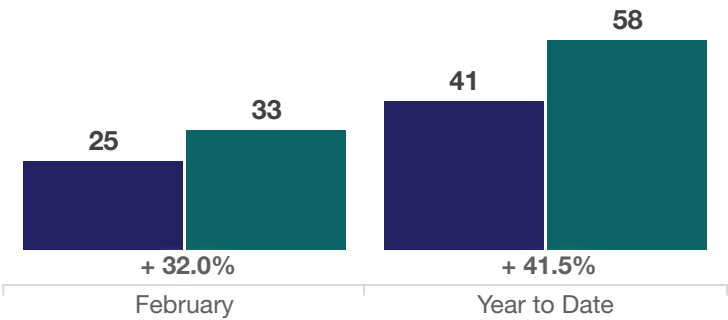
Change in
Median Sales Price
All Properties.

Key Metrics	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	25	33	+ 32.0%	41	58	+ 41.5%
Closed Sales	18	23	+ 27.8%	39	34	- 12.8%
Median Sales Price*	\$387,905	\$368,750	- 4.9%	\$380,810	\$380,000	- 0.2%
Average Sales Price*	\$417,489	\$413,365	- 1.0%	\$421,068	\$409,831	- 2.7%
Total Dollar Volume (in millions)*	\$8	\$9	+ 12.5%	\$16	\$13	- 18.8%
Percent of Original List Price Received*	97.5%	97.9%	+ 0.4%	98.7%	97.2%	- 1.5%
Percent of List Price Received*	100.3%	100.5%	+ 0.2%	100.6%	99.6%	- 1.0%
Days on Market Until Sale	46	60	+ 30.4%	51	59	+ 15.7%
Housing Affordability Index	102	103	+ 1.0%	104	100	- 3.8%
Inventory of Homes for Sale	38	51	+ 34.2%	—	—	—
Months Supply of Homes for Sale	1.3	1.8	+ 38.5%	—	—	—

* 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.

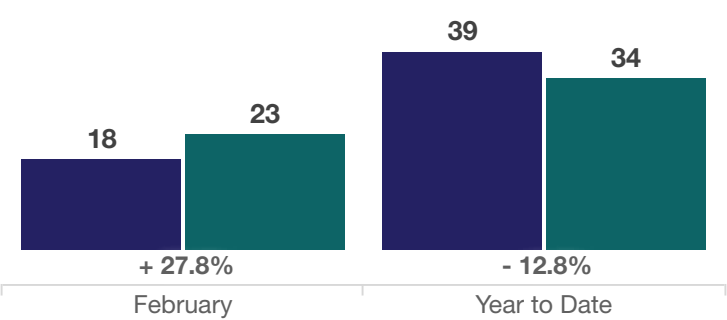
New Listings

2023 2024



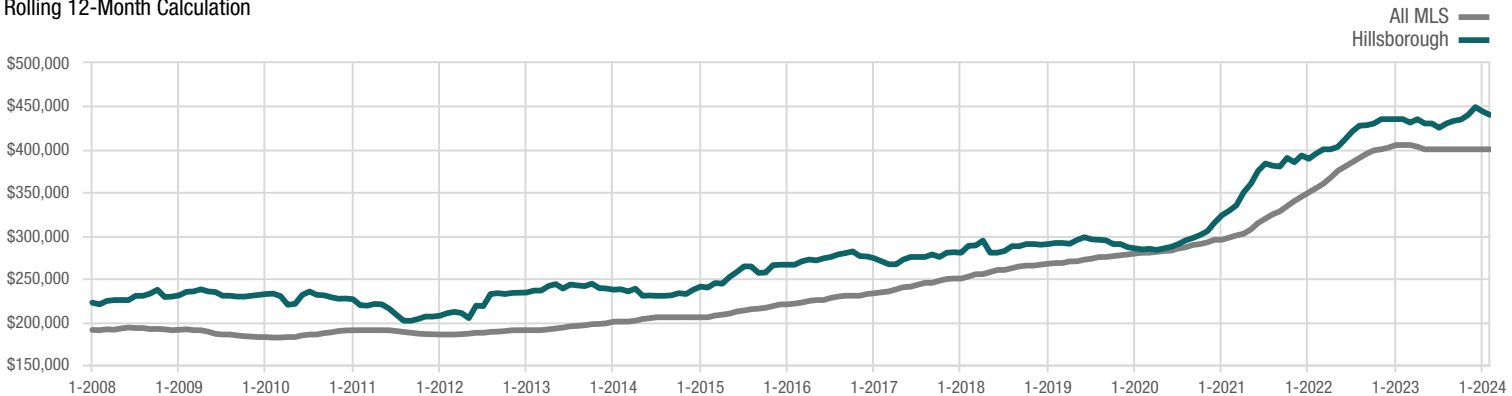
Closed Sales

2023 2024



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.