

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Hillsborough

- 69.2%

Change in
New Listings

- 60.8%

Change in
Closed Sales

+ 7.0%

Change in
Median Sales Price

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	52	16	- 69.2%	52	16	- 69.2%
Closed Sales	51	20	- 60.8%	51	20	- 60.8%
Median Sales Price*	\$410,000	\$438,500	+ 7.0%	\$410,000	\$438,500	+ 7.0%
Average Sales Price*	\$433,863	\$444,403	+ 2.4%	\$433,863	\$444,403	+ 2.4%
Total Dollar Volume (in millions)*	\$22.1	\$8.9	- 59.8%	\$22.1	\$8.9	- 59.8%
Percent of Original List Price Received*	102.0%	99.8%	- 2.2%	102.0%	99.8%	- 2.2%
Percent of List Price Received*	102.0%	100.9%	- 1.1%	102.0%	100.9%	- 1.1%
Days on Market Until Sale**	13	27	+ 107.7%	13	27	+ 107.7%
Housing Affordability Index	100	73	- 27.0%	100	73	- 27.0%
Inventory of Homes for Sale	17	32	+ 88.2%	--	--	--
Months Supply of Inventory	0.4	1.1	+ 175.0%	--	--	--

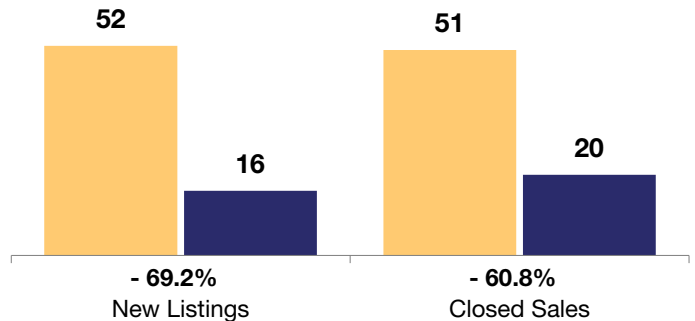
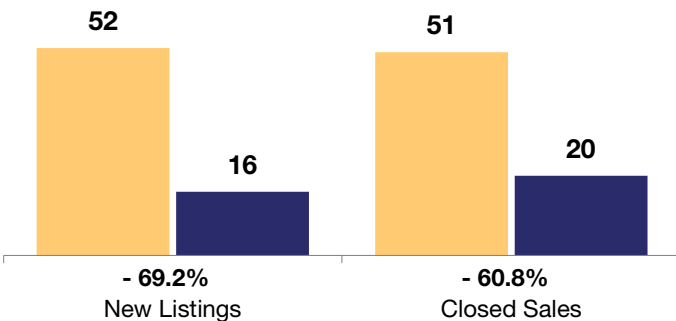
* Does not account for seller concessions. | ** Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

January

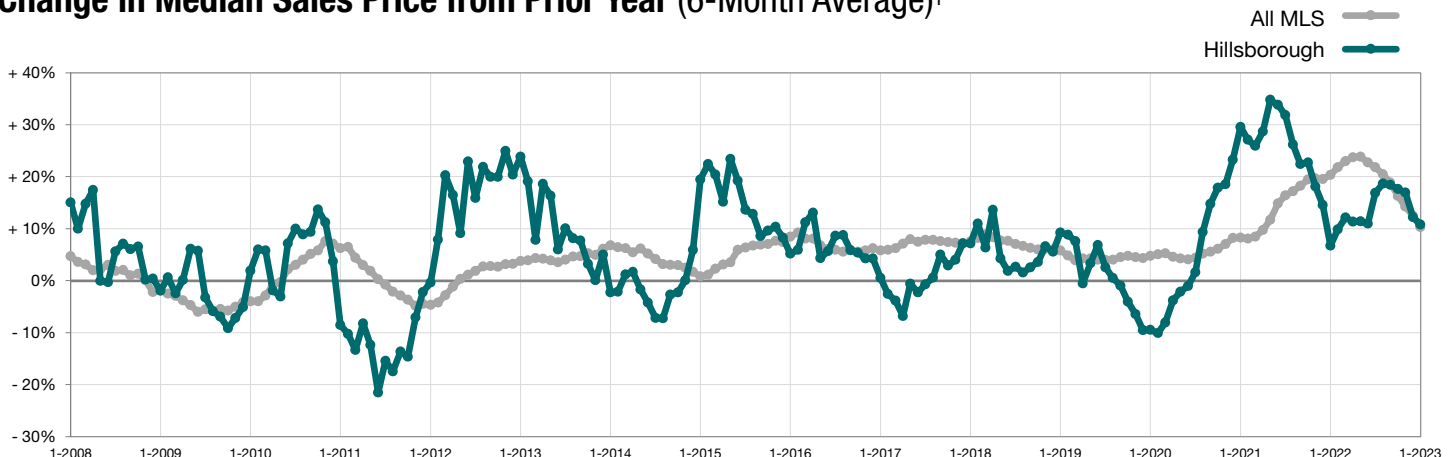
2022 2023

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