

# Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Hillsborough

**- 31.3%**

Change in  
New Listings

**- 70.3%**

Change in  
Closed Sales

**+ 8.8%**

Change in  
Median Sales Price

### November

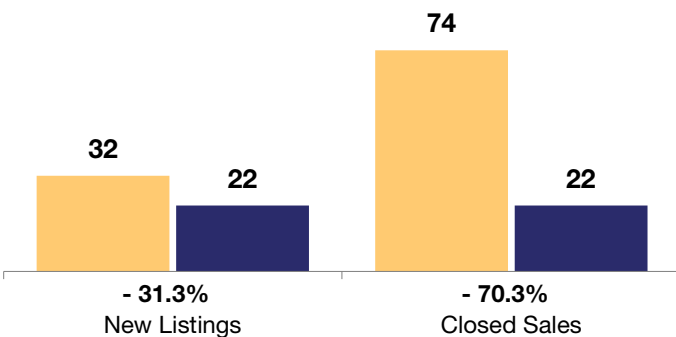
### Year to Date

	2021	2022	+ / -	2021	2022	+ / -
New Listings	32	22	- 31.3%	519	427	- 17.7%
Closed Sales	74	22	- 70.3%	468	401	- 14.3%
Median Sales Price*	\$374,415	<b>\$407,500</b>	+ 8.8%	\$389,000	<b>\$435,000</b>	+ 11.8%
Average Sales Price*	\$424,611	<b>\$454,768</b>	+ 7.1%	\$422,456	<b>\$488,017</b>	+ 15.5%
Total Dollar Volume (in millions)*	\$31.4	<b>\$10.0</b>	- 68.2%	\$197.3	<b>\$194.7</b>	- 1.3%
Percent of Original List Price Received*	103.2%	<b>96.9%</b>	- 6.1%	103.7%	<b>102.8%</b>	- 0.9%
Percent of List Price Received*	101.9%	<b>98.9%</b>	- 2.9%	103.5%	<b>103.4%</b>	- 0.1%
Days on Market Until Sale**	17	27	+ 58.8%	18	18	0.0%
Housing Affordability Index	100	65	- 35.0%	97	61	- 37.1%
Inventory of Homes for Sale	34	43	+ 26.5%	--	--	--
Months Supply of Inventory	0.8	1.2	+ 50.0%	--	--	--

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

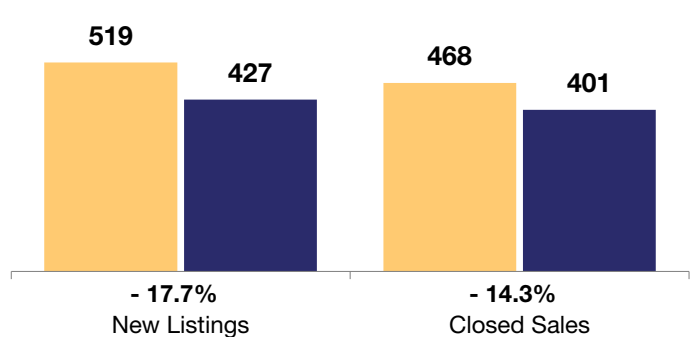
### November

2021 2022

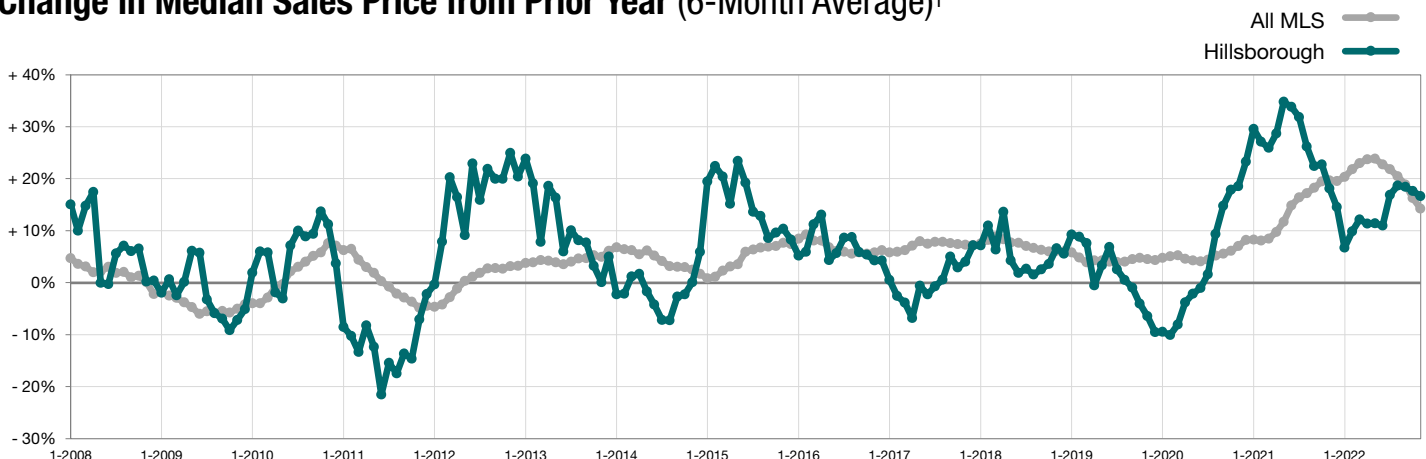


### Year to Date

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