

Local Market Update – October 2019

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Orange County

+ 1.2%

+ 42.6%

- 4.8%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

October

Year to Date

	2018	2019	+ / -	2018	2019	+ / -
New Listings	172	174	+ 1.2%	2,162	2,099	- 2.9%
Closed Sales	108	154	+ 42.6%	1,629	1,642	+ 0.8%
Median Sales Price*	\$317,250	\$302,000	- 4.8%	\$317,000	\$316,000	- 0.3%
Average Sales Price*	\$389,675	\$367,199	- 5.8%	\$379,039	\$385,057	+ 1.6%
Total Dollar Volume (in millions)*	\$42.1	\$56.5	+ 34.4%	\$616.7	\$631.9	+ 2.5%
Percent of Original List Price Received*	95.2%	97.4%	+ 2.3%	98.2%	97.5%	- 0.7%
Percent of List Price Received*	97.9%	98.6%	+ 0.7%	99.2%	98.8%	- 0.4%
Days on Market Until Sale**	43	33	- 23.3%	34	36	+ 5.9%
Inventory of Homes for Sale	480	420	- 12.5%	--	--	--
Months Supply of Inventory	3.1	2.6	- 16.1%	--	--	--

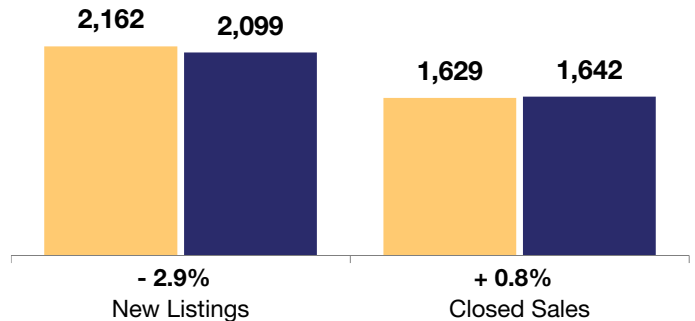
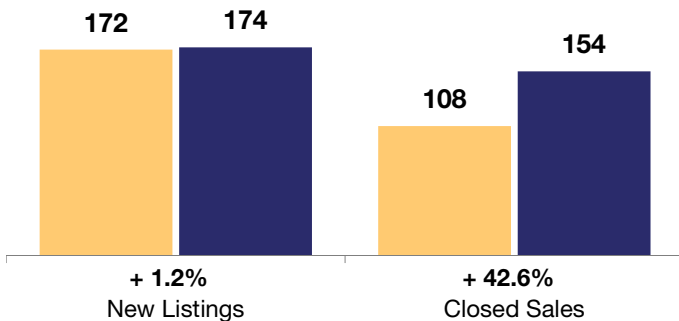
* Does not account for seller concessions. | ** Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

October

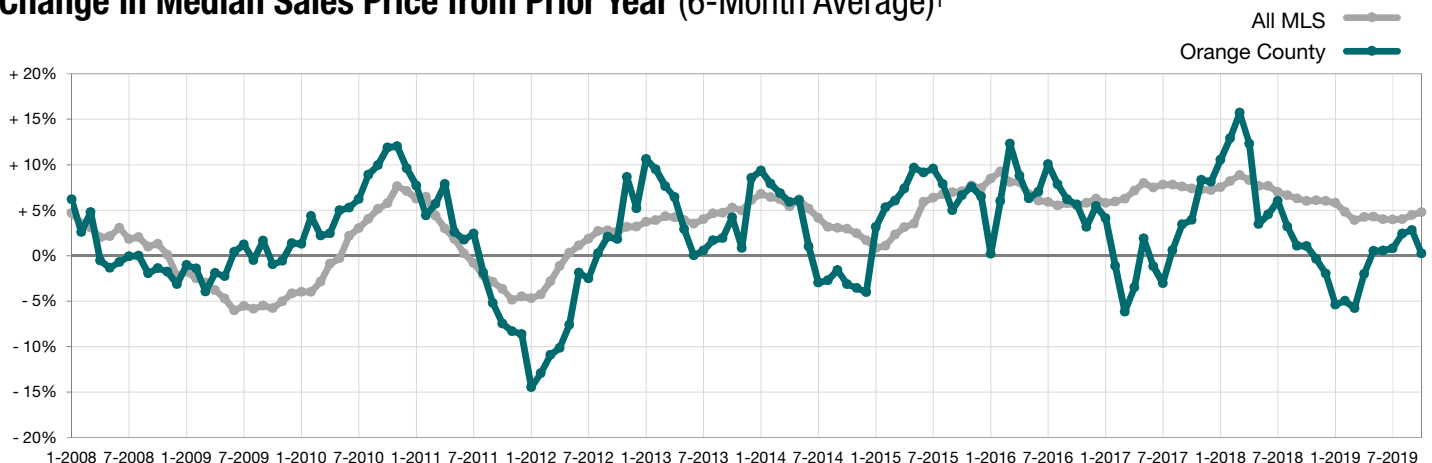
2018 2019

Year to Date

2018 2019



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

Local Market Update – October 2019

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Chapel Hill / Carrboro

+ 8.5%

Change in
New Listings

+ 39.8%

Change in
Closed Sales

+ 19.7%

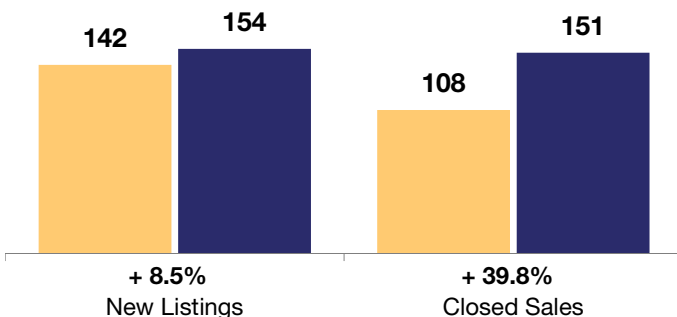
Change in
Median Sales Price

	October			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	142	154	+ 8.5%	2,205	2,009	- 8.9%
Closed Sales	108	151	+ 39.8%	1,660	1,572	- 5.3%
Median Sales Price*	\$346,450	\$414,572	+ 19.7%	\$383,400	\$395,000	+ 3.0%
Average Sales Price*	\$401,932	\$449,841	+ 11.9%	\$421,628	\$439,537	+ 4.2%
Total Dollar Volume (in millions)*	\$43.4	\$67.9	+ 56.5%	\$699.5	\$690.5	- 1.3%
Percent of Original List Price Received*	96.3%	97.3%	+ 1.0%	98.1%	97.7%	- 0.4%
Percent of List Price Received*	98.7%	98.8%	+ 0.1%	99.1%	98.9%	- 0.2%
Days on Market Until Sale**	46	38	- 17.4%	43	40	- 7.0%
Inventory of Homes for Sale	536	459	- 14.4%	--	--	--
Months Supply of Inventory	3.5	3.0	- 14.3%	--	--	--

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

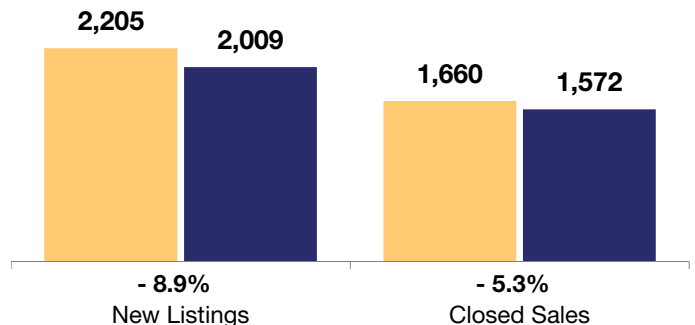
October

2018 2019

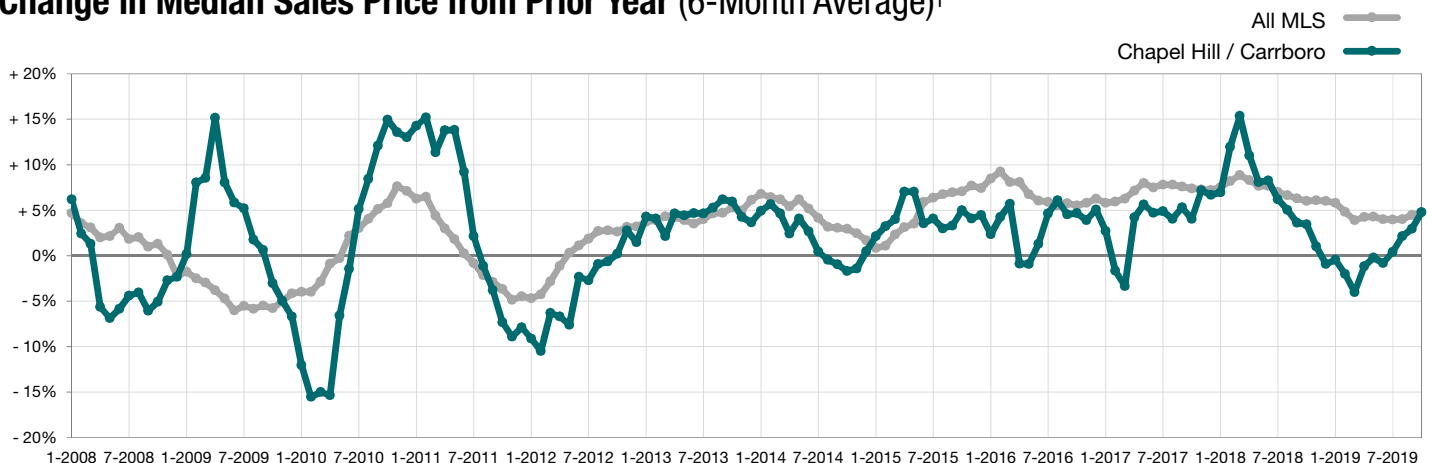


Year to Date

2018 2019



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