

Local Market Update – January 2019

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Orange County

+ 16.9%

- 5.0%

- 1.7%

Change in
New Listings

Change in
Closed Sales

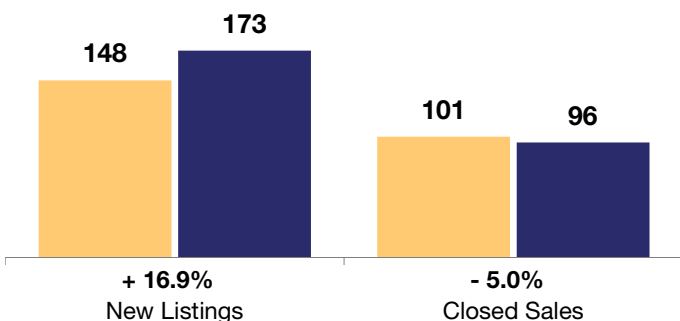
Change in
Median Sales Price

	January			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	148	173	+ 16.9%	148	173	+ 16.9%
Closed Sales	101	96	- 5.0%	101	96	- 5.0%
Median Sales Price*	\$300,000	\$295,000	- 1.7%	\$300,000	\$295,000	- 1.7%
Average Sales Price*	\$366,237	\$367,252	+ 0.3%	\$366,237	\$367,252	+ 0.3%
Total Dollar Volume (in millions)*	\$37.0	\$35.3	- 4.7%	\$37.0	\$35.3	- 4.7%
Percent of Original List Price Received*	96.8%	96.4%	- 0.4%	96.8%	96.4%	- 0.4%
Percent of List Price Received*	98.0%	98.2%	+ 0.2%	98.0%	98.2%	+ 0.2%
Days on Market Until Sale**	48	65	+ 35.4%	48	65	+ 35.4%
Inventory of Homes for Sale	340	335	- 1.5%	--	--	--
Months Supply of Inventory	2.3	2.1	- 8.7%	--	--	--

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

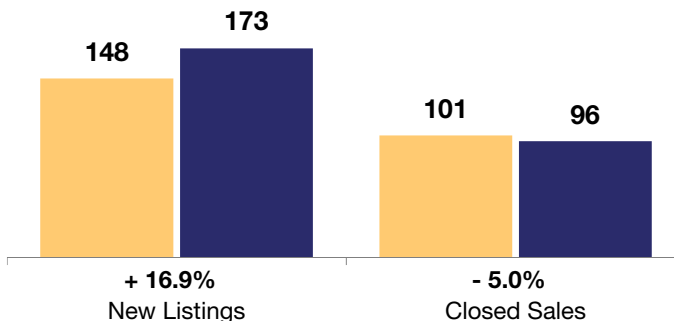
January

2018 2019

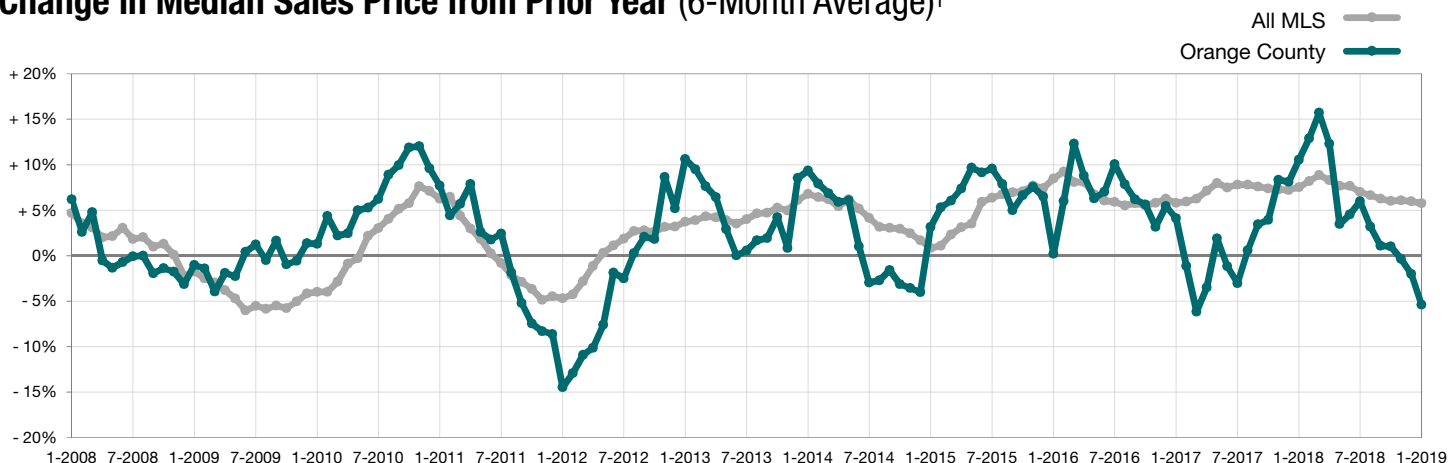


Year to Date

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

Chapel Hill / Carrboro

- 17.3%

- 12.4%

- 4.0%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	January			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	185	153	- 17.3%	185	153	- 17.3%
Closed Sales	97	85	- 12.4%	97	85	- 12.4%
Median Sales Price*	\$375,000	\$359,900	- 4.0%	\$375,000	\$359,900	- 4.0%
Average Sales Price*	\$416,854	\$406,573	- 2.5%	\$416,854	\$406,573	- 2.5%
Total Dollar Volume (in millions)*	\$40.4	\$34.6	- 14.5%	\$40.4	\$34.6	- 14.5%
Percent of Original List Price Received*	96.1%	96.3%	+ 0.2%	96.1%	96.3%	+ 0.2%
Percent of List Price Received*	98.1%	98.4%	+ 0.3%	98.1%	98.4%	+ 0.3%
Days on Market Until Sale**	70	75	+ 7.1%	70	75	+ 7.1%
Inventory of Homes for Sale	385	378	- 1.8%	--	--	--
Months Supply of Inventory	2.5	2.5	0.0%	--	--	--

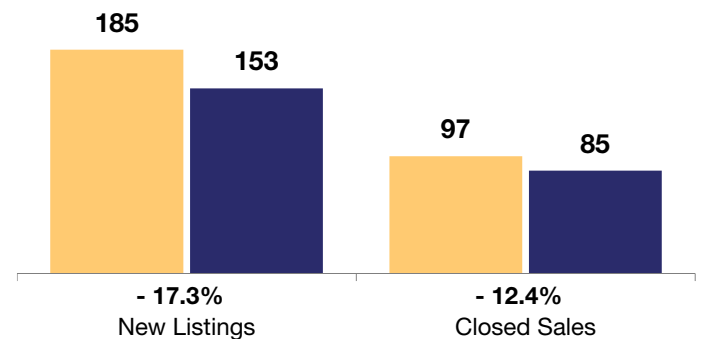
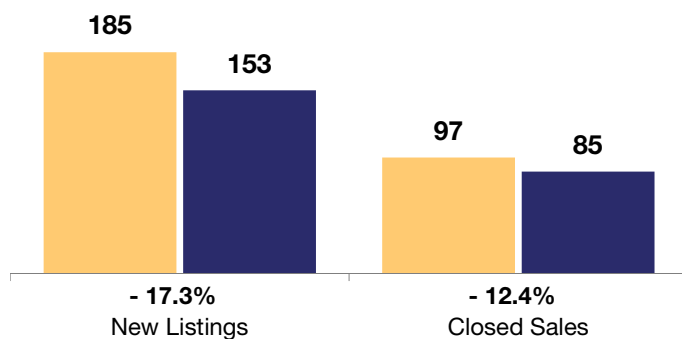
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January

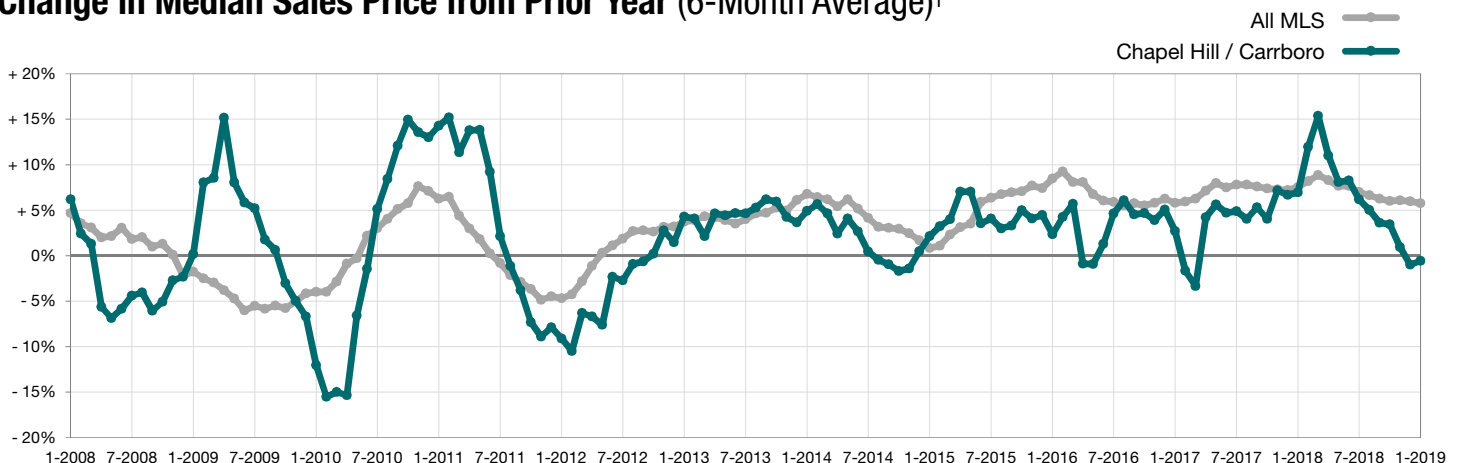
2018 2019

Year to Date

2018 2019



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