

Local Market Update – December 2019

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Orange County

+ 1.3%

Change in
New Listings

+ 22.4%

Change in
Closed Sales

- 0.7%

Change in
Median Sales Price

December

Year to Date

	2018	2019	+ / -	2018	2019	+ / -
New Listings	76	77	+ 1.3%	2,334	2,289	- 1.9%
Closed Sales	116	142	+ 22.4%	1,869	1,912	+ 2.3%
Median Sales Price*	\$295,500	\$293,500	- 0.7%	\$315,000	\$315,000	0.0%
Average Sales Price*	\$393,824	\$356,921	- 9.4%	\$377,884	\$381,445	+ 0.9%
Total Dollar Volume (in millions)*	\$45.7	\$50.7	+ 10.9%	\$705.5	\$728.9	+ 3.3%
Percent of Original List Price Received*	95.4%	97.1%	+ 1.8%	97.8%	97.5%	- 0.3%
Percent of List Price Received*	97.4%	98.7%	+ 1.3%	99.0%	98.8%	- 0.2%
Days on Market Until Sale**	46	43	- 6.5%	35	37	+ 5.7%
Inventory of Homes for Sale	373	286	- 23.3%	--	--	--
Months Supply of Inventory	2.4	1.8	- 25.0%	--	--	--

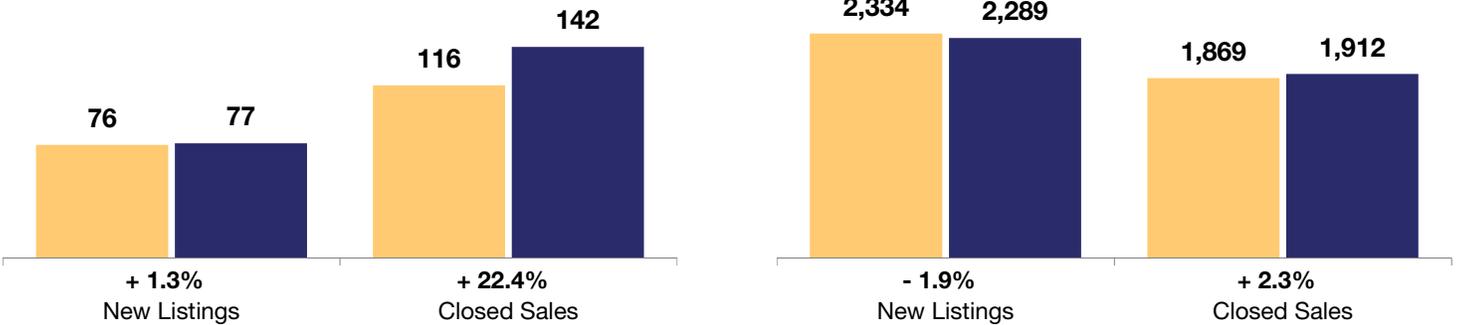
* Does not account for seller concessions. | ** Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

December

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

- 17.9%

+ 8.8%

- 3.9%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

December

Year to Date

	2018	2019	+ / -	2018	2019	+ / -
New Listings	78	64	- 17.9%	2,392	2,195	- 8.2%
Closed Sales	114	124	+ 8.8%	1,897	1,805	- 4.8%
Median Sales Price*	\$389,684	\$374,500	- 3.9%	\$382,747	\$392,525	+ 2.6%
Average Sales Price*	\$449,759	\$402,618	- 10.5%	\$422,029	\$434,900	+ 3.0%
Total Dollar Volume (in millions)*	\$51.3	\$49.9	- 2.6%	\$800.2	\$784.6	- 2.0%
Percent of Original List Price Received*	96.5%	97.3%	+ 0.8%	97.9%	97.7%	- 0.2%
Percent of List Price Received*	98.1%	98.9%	+ 0.8%	99.0%	98.9%	- 0.1%
Days on Market Until Sale**	57	44	- 22.8%	43	40	- 7.0%
Inventory of Homes for Sale	409	324	- 20.8%	--	--	--
Months Supply of Inventory	2.7	2.1	- 22.2%	--	--	--

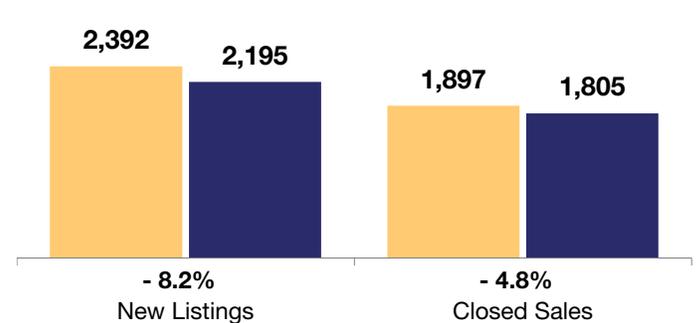
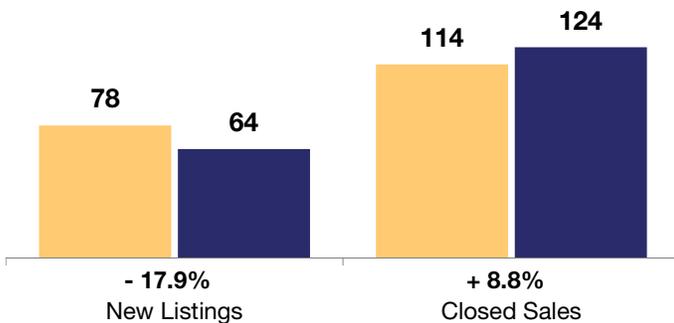
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December

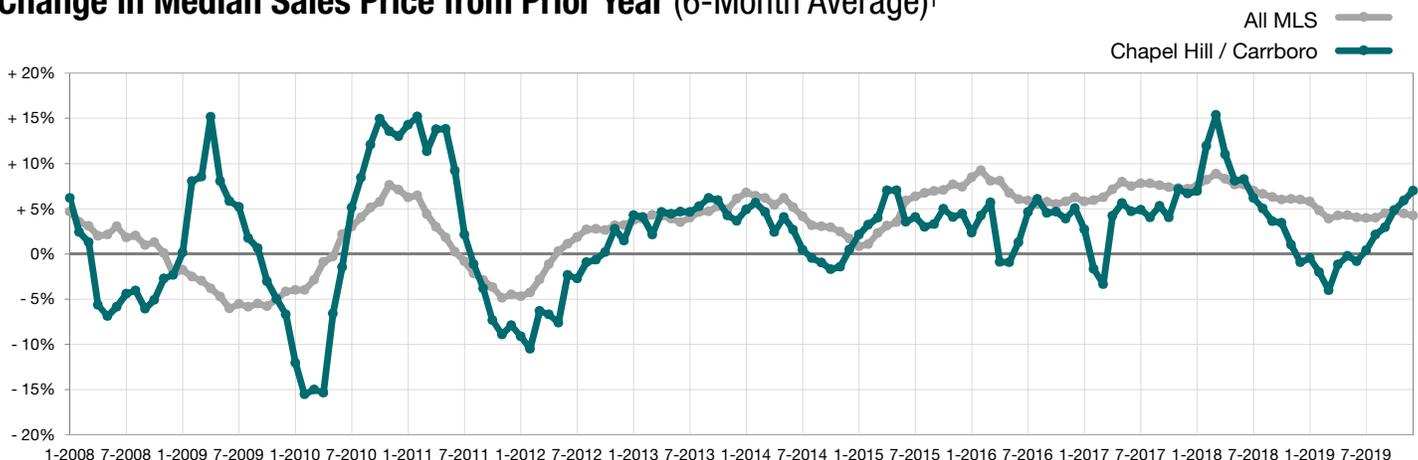
2018 2019

Year to Date

2018 2019



Change in Median Sales Price from Prior Year (6-Month Average)†



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