

Local Market Update – May 2022

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Orange County

- 7.6%

Change in
New Listings

+ 1.2%

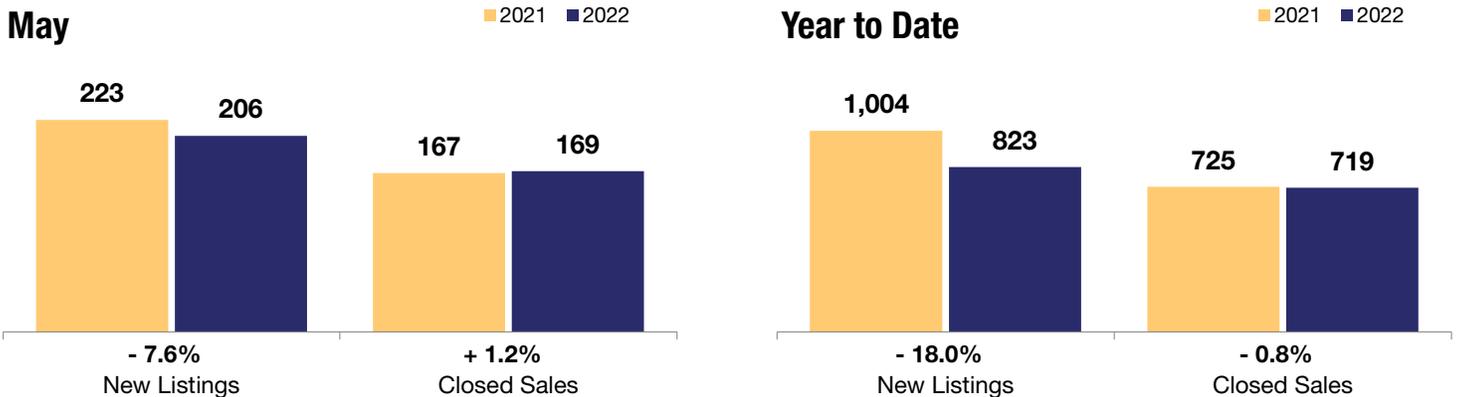
Change in
Closed Sales

+ 18.2%

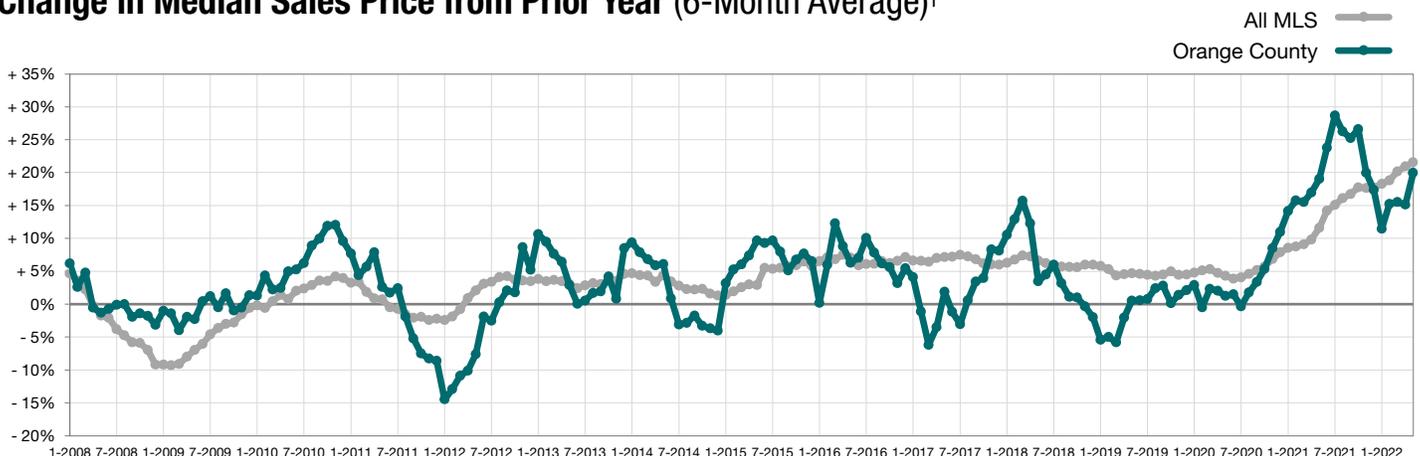
Change in
Median Sales Price

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	223	206	- 7.6%	1,004	823	- 18.0%
Closed Sales	167	169	+ 1.2%	725	719	- 0.8%
Median Sales Price*	\$444,000	\$525,000	+ 18.2%	\$389,450	\$452,250	+ 16.1%
Average Sales Price*	\$534,926	\$627,719	+ 17.3%	\$464,978	\$557,906	+ 20.0%
Total Dollar Volume (in millions)*	\$88.8	\$105.5	+ 18.8%	\$336.6	\$400.0	+ 18.8%
Percent of Original List Price Received*	105.7%	110.3%	+ 4.4%	102.3%	106.0%	+ 3.6%
Percent of List Price Received*	105.7%	110.0%	+ 4.1%	102.9%	106.2%	+ 3.2%
Days on Market Until Sale**	11	9	- 18.2%	22	15	- 31.8%
Inventory of Homes for Sale	136	122	- 10.3%	--	--	--
Months Supply of Inventory	0.8	0.8	0.0%	--	--	--

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



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

0.0%

Change in
New Listings

- 12.2%

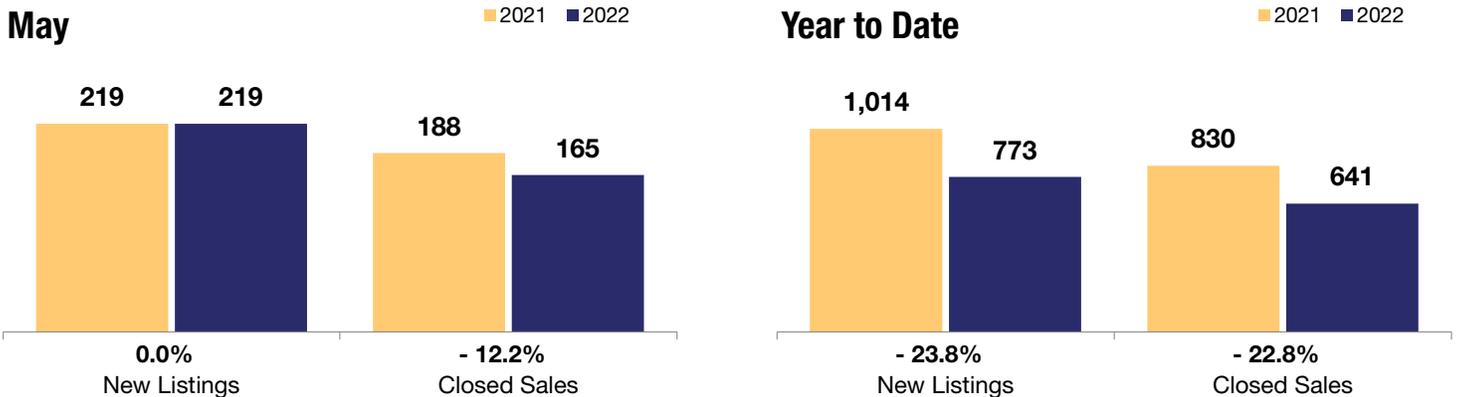
Change in
Closed Sales

+ 8.0%

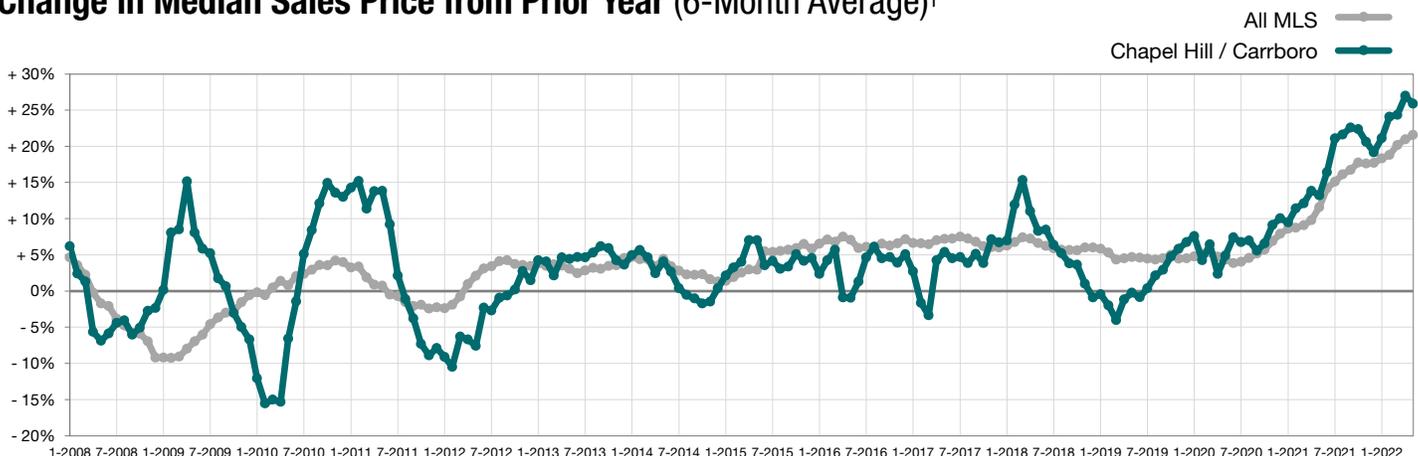
Change in
Median Sales Price

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	219	219	0.0%	1,014	773	- 23.8%
Closed Sales	188	165	- 12.2%	830	641	- 22.8%
Median Sales Price*	\$560,000	\$605,000	+ 8.0%	\$460,980	\$580,000	+ 25.8%
Average Sales Price*	\$627,560	\$705,361	+ 12.4%	\$524,071	\$660,432	+ 26.0%
Total Dollar Volume (in millions)*	\$117.4	\$116.4	- 0.8%	\$434.5	\$423.3	- 2.6%
Percent of Original List Price Received*	104.0%	111.9%	+ 7.6%	101.9%	107.0%	+ 5.0%
Percent of List Price Received*	103.9%	111.6%	+ 7.4%	102.2%	107.2%	+ 4.9%
Days on Market Until Sale**	20	6	- 70.0%	27	13	- 51.9%
Inventory of Homes for Sale	128	123	- 3.9%	--	--	--
Months Supply of Inventory	0.7	0.9	+ 28.6%	--	--	--

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



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