

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Orange County

- 31.5%

- 43.5%

+ 7.1%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

November

Year to Date

	2021	2022	+ / -	2021	2022	+ / -
New Listings	127	87	- 31.5%	2,094	1,760	- 16.0%
Closed Sales	191	108	- 43.5%	1,875	1,601	- 14.6%
Median Sales Price*	\$383,500	\$410,748	+ 7.1%	\$405,000	\$442,500	+ 9.3%
Average Sales Price*	\$473,510	\$529,480	+ 11.8%	\$481,781	\$555,586	+ 15.3%
Total Dollar Volume (in millions)*	\$90.4	\$57.2	- 36.8%	\$902.4	\$888.4	- 1.6%
Percent of Original List Price Received*	103.4%	98.4%	- 4.8%	103.4%	104.1%	+ 0.7%
Percent of List Price Received*	103.2%	99.8%	- 3.3%	103.7%	104.6%	+ 0.9%
Days on Market Until Sale**	13	21	+ 61.5%	17	15	- 11.8%
Housing Affordability Index	98	64	- 34.7%	93	60	- 35.5%
Inventory of Homes for Sale	122	181	+ 48.4%	--	--	--
Months Supply of Inventory	0.7	1.3	+ 85.7%	--	--	--

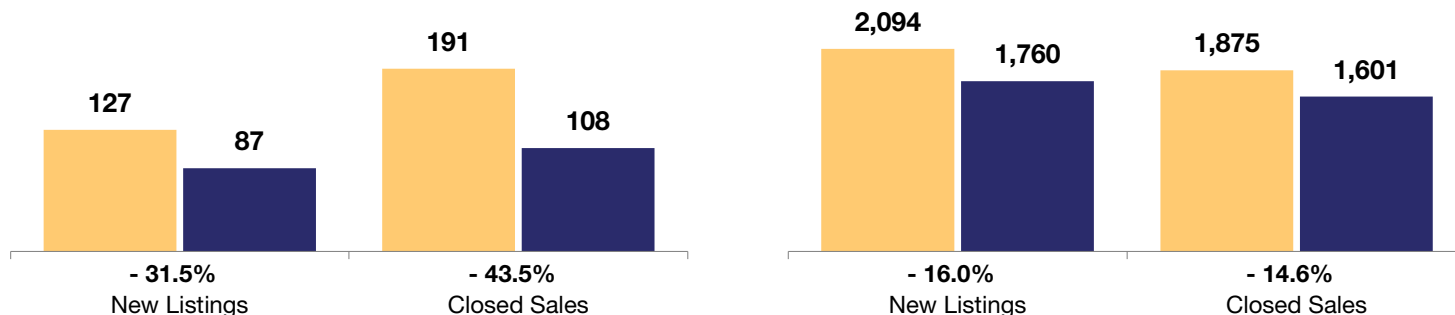
* Does not account for seller concessions. | ** Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

November

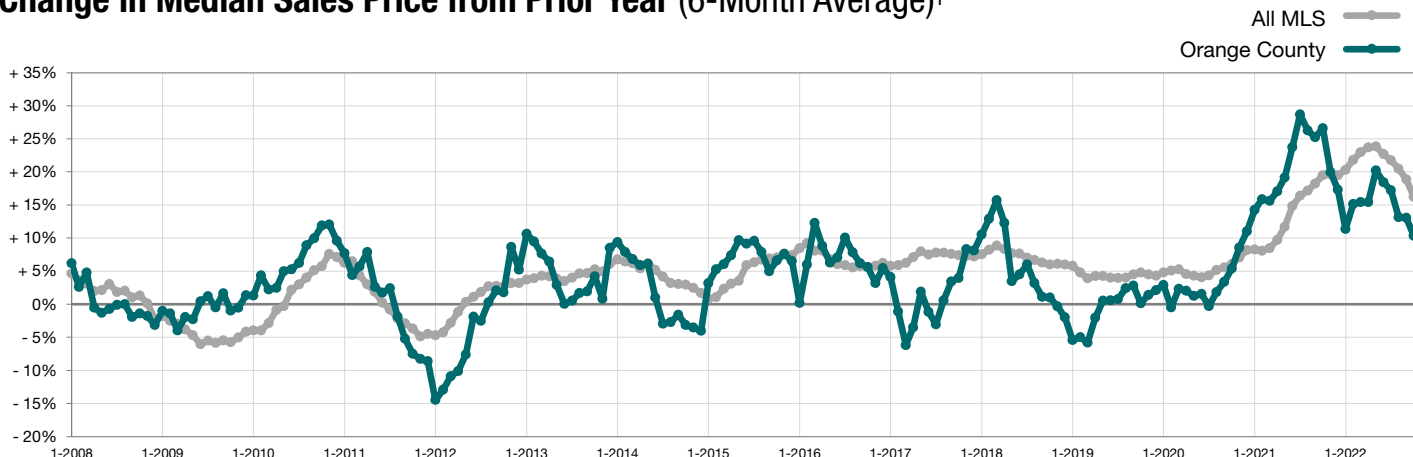
2021 2022

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

Chapel Hill / Carrboro

- 46.3%

- 47.5%

+ 12.0%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	123	66	- 46.3%	2,030	1,584	- 22.0%
Closed Sales	160	84	- 47.5%	1,977	1,406	- 28.9%
Median Sales Price*	\$552,058	\$618,500	+ 12.0%	\$496,000	\$585,500	+ 18.0%
Average Sales Price*	\$594,976	\$674,073	+ 13.3%	\$550,164	\$660,424	+ 20.0%
Total Dollar Volume (in millions)*	\$95.2	\$56.6	- 40.5%	\$1,087.1	\$928.6	- 14.6%
Percent of Original List Price Received*	103.2%	98.9%	- 4.2%	102.9%	104.5%	+ 1.6%
Percent of List Price Received*	103.2%	100.1%	- 3.0%	103.3%	105.1%	+ 1.7%
Days on Market Until Sale**	13	19	+ 46.2%	19	14	- 26.3%
Housing Affordability Index	68	43	- 36.8%	76	45	- 40.8%
Inventory of Homes for Sale	112	174	+ 55.4%	--	--	--
Months Supply of Inventory	0.6	1.5	+ 150.0%	--	--	--

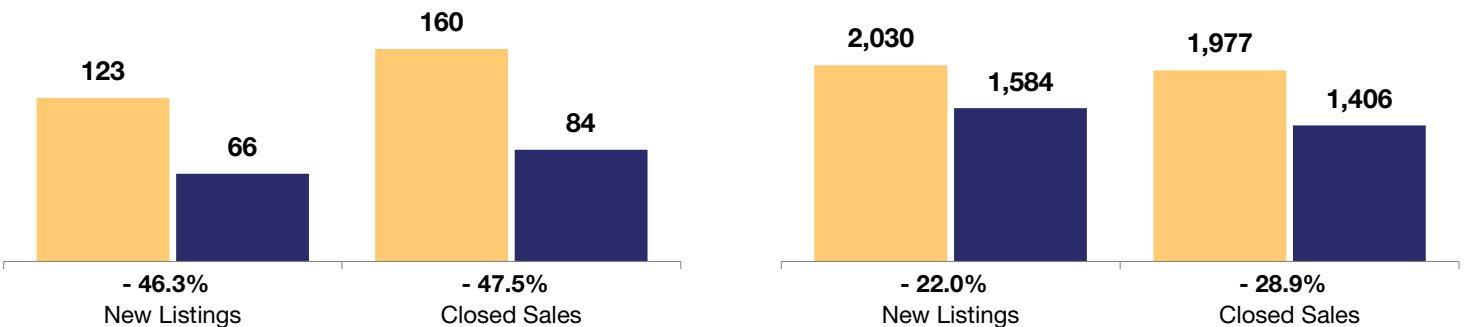
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November

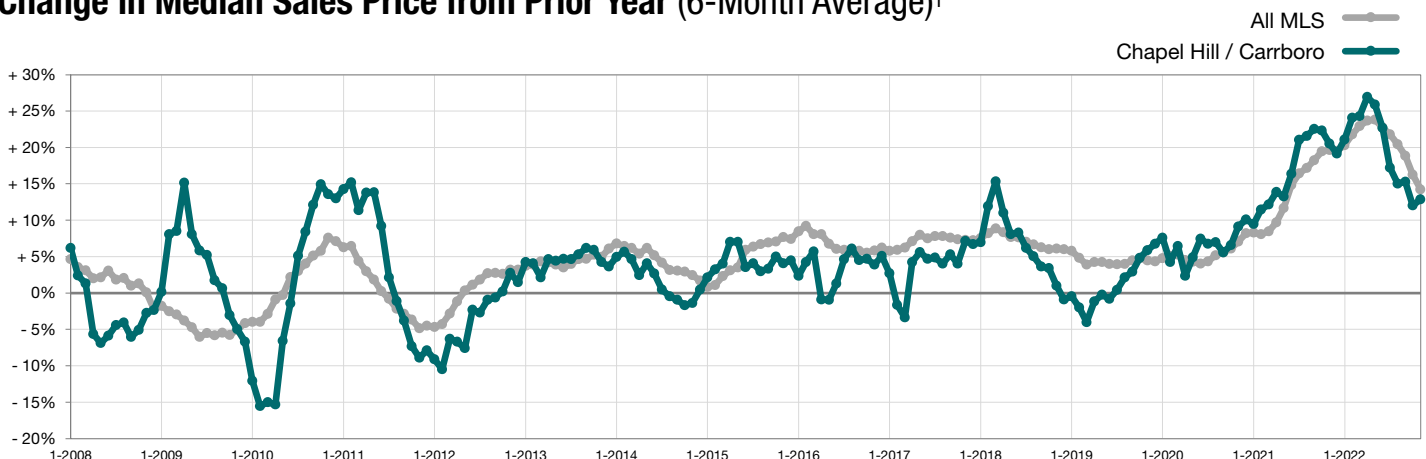
2021 2022

Year to Date

2021 2022



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