Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY **TRIANGLE MLS**

TRIANGLE MLS™ MULTIPLE LISTING SERVICES

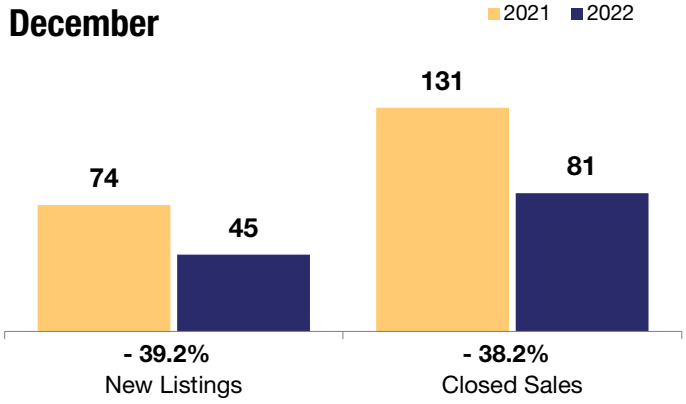
Chapel Hill / Carrboro

- 39.2%	- 38.2%	+ 14.1%
Change in **New Listings**	Change in **Closed Sales**	Change in **Median Sales Price**

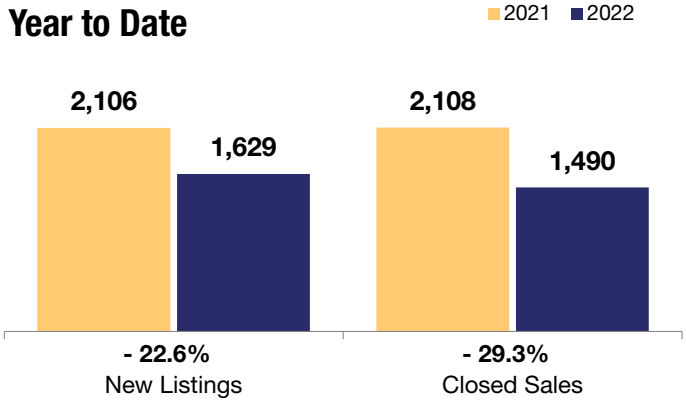
	December			Year to Date		
	2021	2022	+ / –	2021	2022	+ / –
New Listings	74	**45**	- 39.2%	2,106	**1,629**	- 22.6%
Closed Sales	131	**81**	- 38.2%	2,108	**1,490**	- 29.3%
Median Sales Price*	$526,000	**$600,000**	+ 14.1%	$500,000	**$590,000**	+ 18.0%
Average Sales Price*	$567,562	**$693,829**	+ 22.2%	$551,246	**$662,348**	+ 20.2%
Total Dollar Volume (in millions)*	$74.4	**$56.2**	- 24.4%	$1,161.5	**$986.9**	- 15.0%
Percent of Original List Price Received*	103.8%	**98.0%**	- 5.6%	103.0%	**104.2%**	+ 1.2%
Percent of List Price Received*	104.2%	**99.0%**	- 5.0%	103.3%	**104.8%**	+ 1.5%
Days on Market Until Sale**	15	**36**	+ 140.0%	19	**15**	- 21.1%
Housing Affordability Index	71	**46**	- 35.2%	75	**47**	- 37.3%
Inventory of Homes for Sale	84	**122**	+ 45.2%	--	--	--
Months Supply of Inventory	0.5	**1.0**	+ 100.0%	--	--	--

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

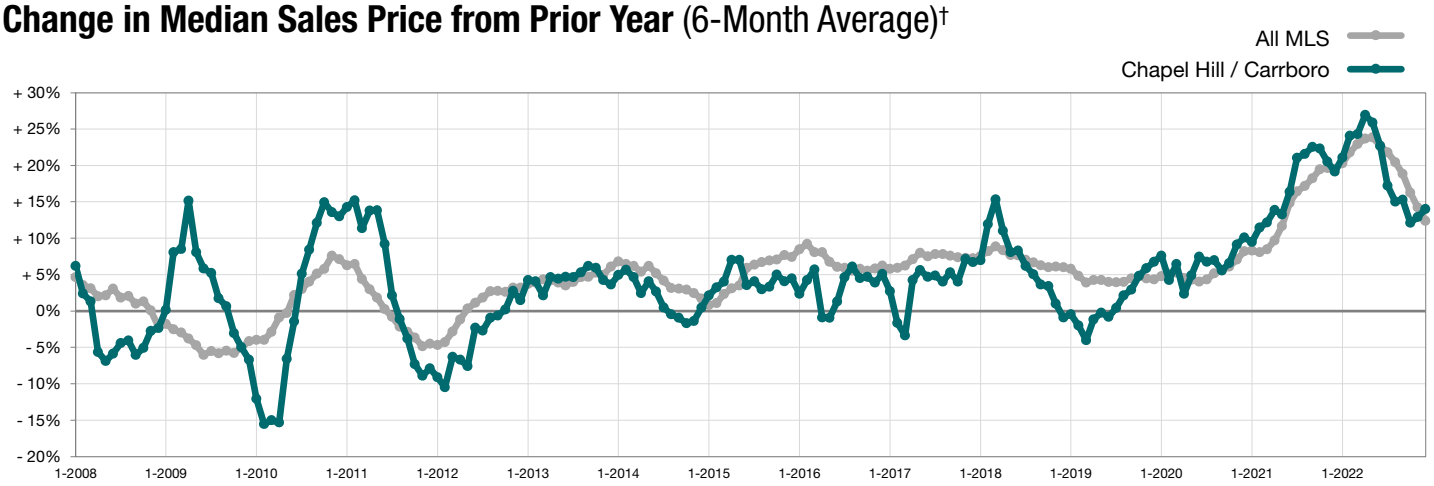
December



Year to Date



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

Current as of January 10, 2023. All data from Triangle Multiple Listing Service, Inc.. | Report © 2023 ShowingTime.