

# Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Orange County

**- 44.7%**

Change in  
New Listings

**- 43.3%**

Change in  
Closed Sales

**+ 5.9%**

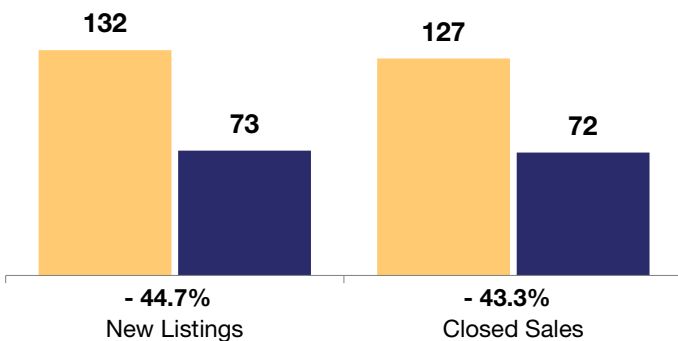
Change in  
Median Sales Price

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	132	73	- 44.7%	132	73	- 44.7%
Closed Sales	127	72	- 43.3%	127	72	- 43.3%
Median Sales Price*	\$392,900	<b>\$416,175</b>	+ 5.9%	\$392,900	<b>\$416,175</b>	+ 5.9%
Average Sales Price*	\$492,057	<b>\$522,933</b>	+ 6.3%	\$492,057	<b>\$522,933</b>	+ 6.3%
Total Dollar Volume (in millions)*	\$62.5	<b>\$37.7</b>	- 39.7%	\$62.5	<b>\$37.7</b>	- 39.7%
Percent of Original List Price Received*	101.5%	<b>97.5%</b>	- 3.9%	101.5%	<b>97.5%</b>	- 3.9%
Percent of List Price Received*	102.0%	<b>99.9%</b>	- 2.1%	102.0%	<b>99.9%</b>	- 2.1%
Days on Market Until Sale**	19	<b>38</b>	+ 100.0%	19	<b>38</b>	+ 100.0%
Housing Affordability Index	105	<b>77</b>	- 26.7%	105	<b>77</b>	- 26.7%
Inventory of Homes for Sale	70	<b>128</b>	+ 82.9%	--	--	--
Months Supply of Inventory	0.4	<b>1.0</b>	+ 150.0%	--	--	--

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

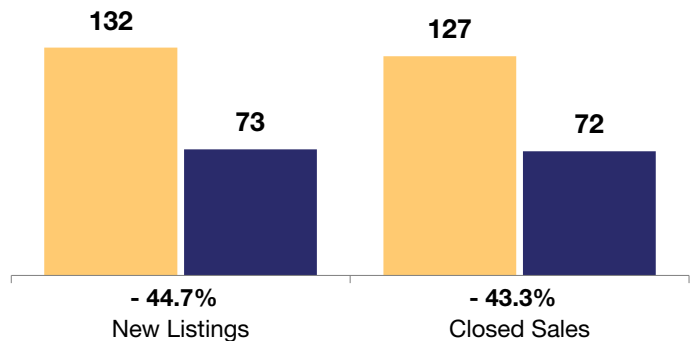
### January

2022 2023

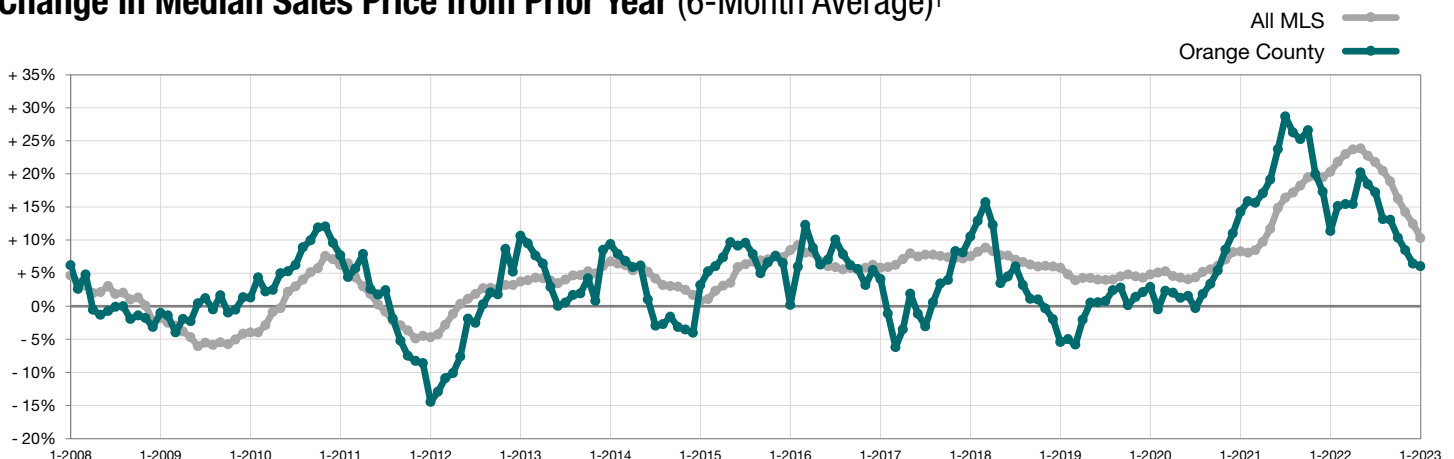


### Year to Date

2022 2023



### 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

# Local Market Update – January 2023

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## Chapel Hill / Carrboro

**- 24.5%**

Change in  
New Listings

**- 42.5%**

Change in  
Closed Sales

**+ 0.3%**

Change in  
Median Sales Price

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	102	77	- 24.5%	102	77	- 24.5%
Closed Sales	106	61	- 42.5%	106	61	- 42.5%
Median Sales Price*	\$597,831	<b>\$599,900</b>	+ 0.3%	\$597,831	<b>\$599,900</b>	+ 0.3%
Average Sales Price*	\$647,328	<b>\$689,314</b>	+ 6.5%	\$647,328	<b>\$689,314</b>	+ 6.5%
Total Dollar Volume (in millions)*	\$68.6	<b>\$42.0</b>	- 38.7%	\$68.6	<b>\$42.0</b>	- 38.7%
Percent of Original List Price Received*	101.8%	<b>94.1%</b>	- 7.6%	101.8%	<b>94.1%</b>	- 7.6%
Percent of List Price Received*	102.4%	<b>98.6%</b>	- 3.7%	102.4%	<b>98.6%</b>	- 3.7%
Days on Market Until Sale**	20	43	+ 115.0%	20	43	+ 115.0%
Housing Affordability Index	69	54	- 21.7%	69	54	- 21.7%
Inventory of Homes for Sale	64	108	+ 68.8%	--	--	--
Months Supply of Inventory	0.4	0.9	+ 125.0%	--	--	--

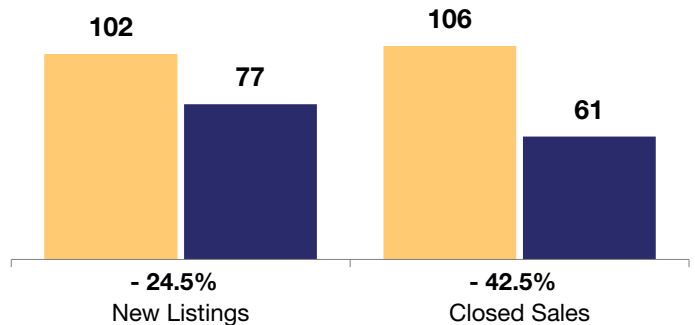
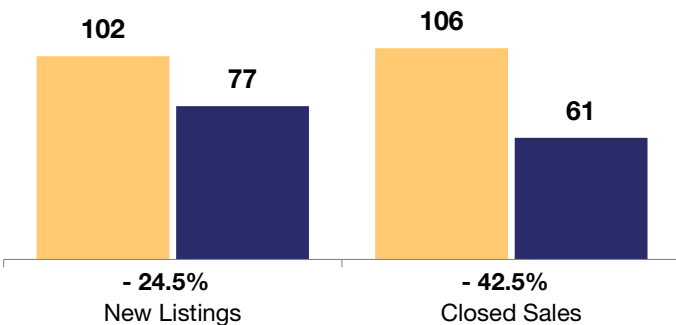
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### January

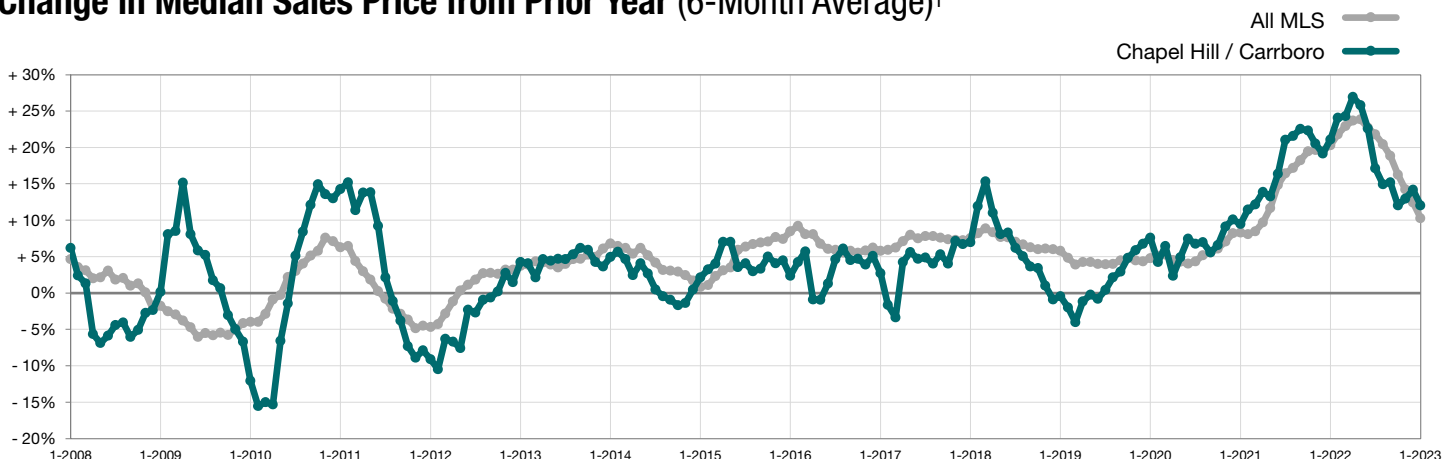
2022 2023

### Year to Date

2022 2023



### 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