

Orange County

- 5.8%

Change in
New Listings

- 7.6%

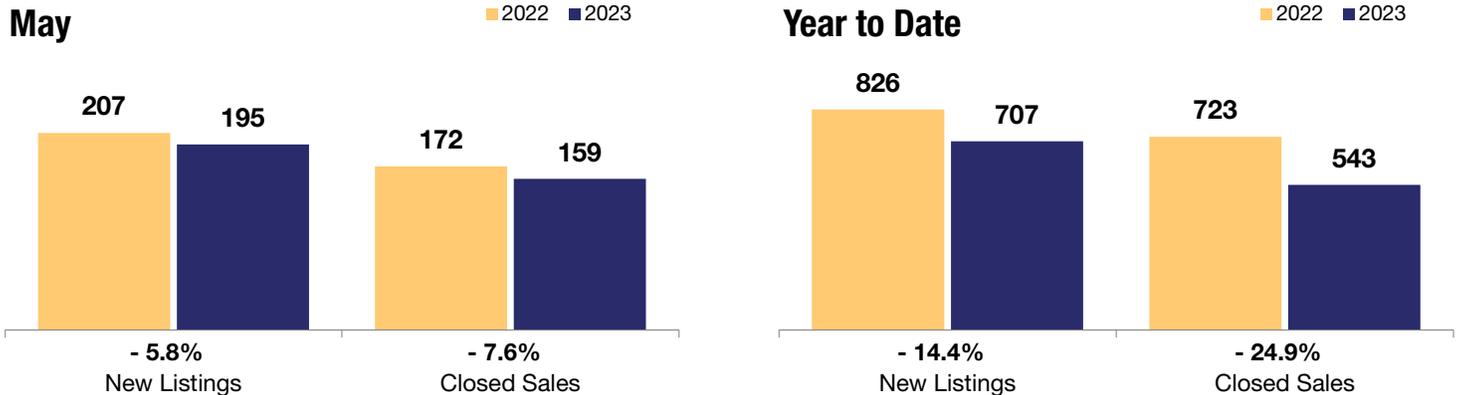
Change in
Closed Sales

- 9.5%

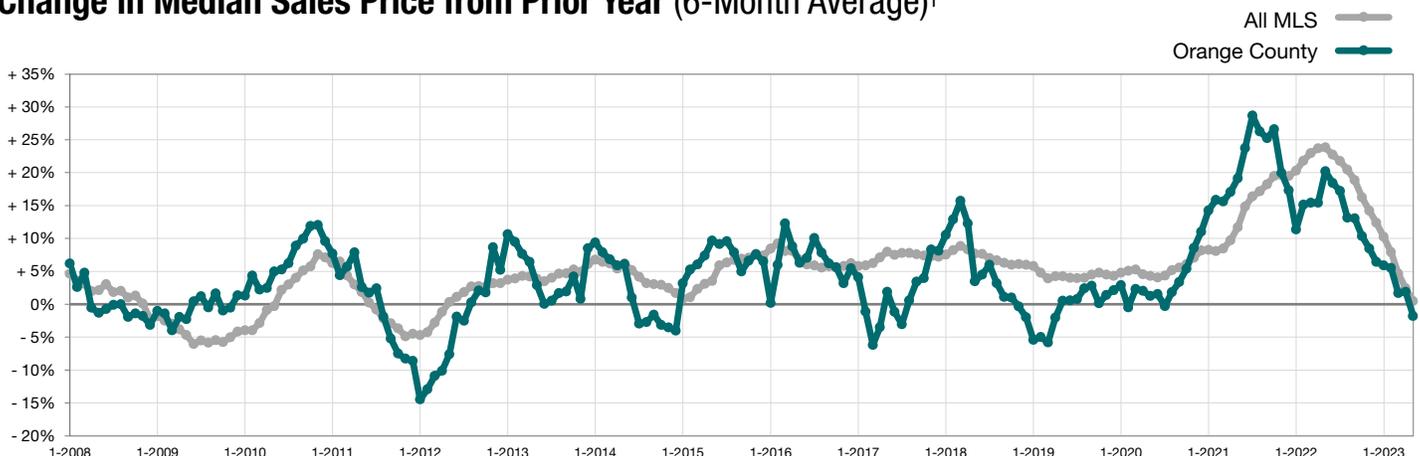
Change in
Median Sales Price

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	207	195	- 5.8%	826	707	- 14.4%
Closed Sales	172	159	- 7.6%	723	543	- 24.9%
Median Sales Price*	\$525,000	\$475,000	- 9.5%	\$453,900	\$433,000	- 4.6%
Average Sales Price*	\$626,090	\$590,291	- 5.7%	\$558,125	\$574,516	+ 2.9%
Total Dollar Volume (in millions)*	\$107.1	\$93.9	- 12.3%	\$402.4	\$312.0	- 22.5%
Percent of Original List Price Received*	110.2%	102.1%	- 7.4%	106.0%	100.2%	- 5.5%
Percent of List Price Received*	109.9%	102.9%	- 6.4%	106.1%	101.4%	- 4.4%
Days on Market Until Sale**	9	12	+ 33.3%	15	23	+ 53.3%
Housing Affordability Index	63	62	- 1.6%	73	68	- 6.8%
Inventory of Homes for Sale	134	152	+ 13.4%	--	--	--
Months Supply of Inventory	0.9	1.2	+ 33.3%	--	--	--

* 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

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Chapel Hill / Carrboro

- 25.5%

- 10.7%

+ 13.0%

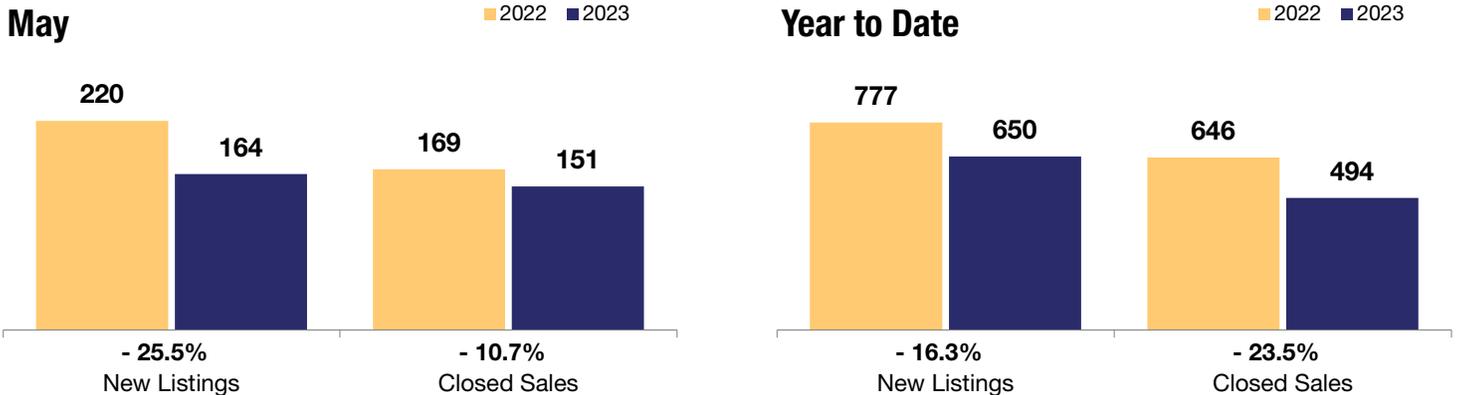
Change in
New Listings

Change in
Closed Sales

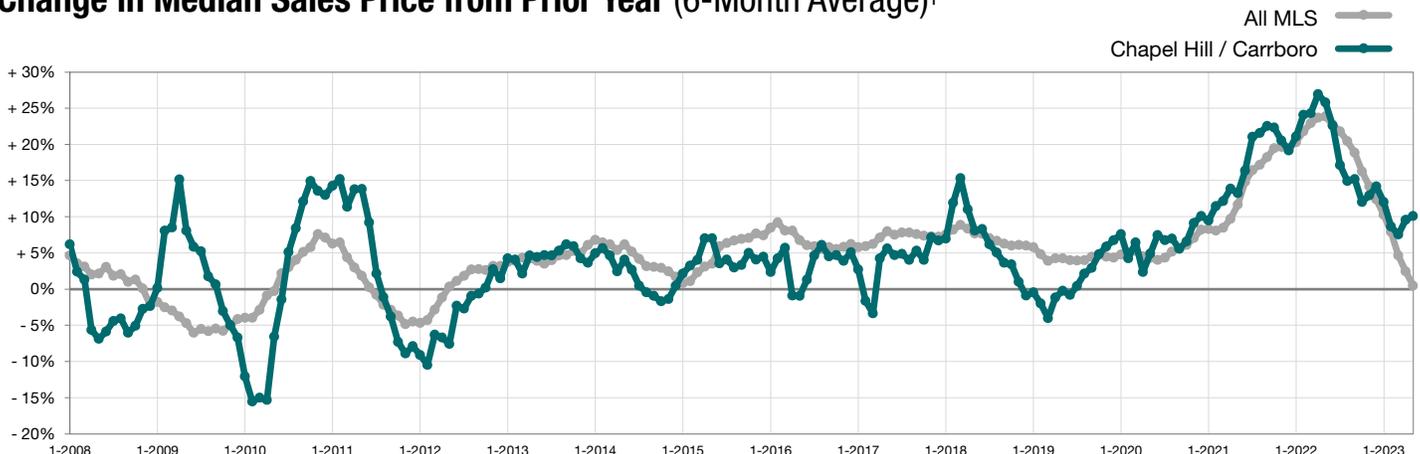
Change in
Median Sales Price

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	220	164	- 25.5%	777	650	- 16.3%
Closed Sales	169	151	- 10.7%	646	494	- 23.5%
Median Sales Price*	\$605,000	\$683,711	+ 13.0%	\$580,000	\$630,500	+ 8.7%
Average Sales Price*	\$701,889	\$721,489	+ 2.8%	\$659,995	\$707,560	+ 7.2%
Total Dollar Volume (in millions)*	\$118.6	\$108.9	- 8.2%	\$426.4	\$349.5	- 18.0%
Percent of Original List Price Received*	111.8%	102.0%	- 8.8%	107.0%	99.9%	- 6.6%
Percent of List Price Received*	111.5%	102.8%	- 7.8%	107.1%	101.4%	- 5.3%
Days on Market Until Sale**	6	14	+ 133.3%	13	24	+ 84.6%
Housing Affordability Index	55	43	- 21.8%	57	47	- 17.5%
Inventory of Homes for Sale	130	144	+ 10.8%	--	--	--
Months Supply of Inventory	0.9	1.3	+ 44.4%	--	--	--

* 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