

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Orange County

+ 1.2%

Change in
New Listings
All Properties

+ 10.0%

Change in
Closed Sales
All Properties

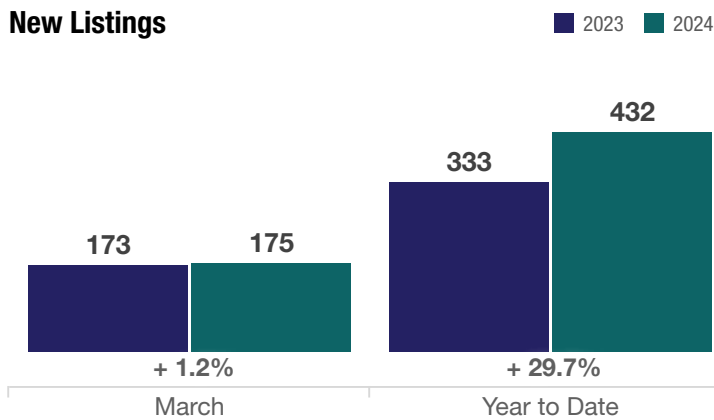
+ 22.3%

Change in
Median Sales Price
All Properties.

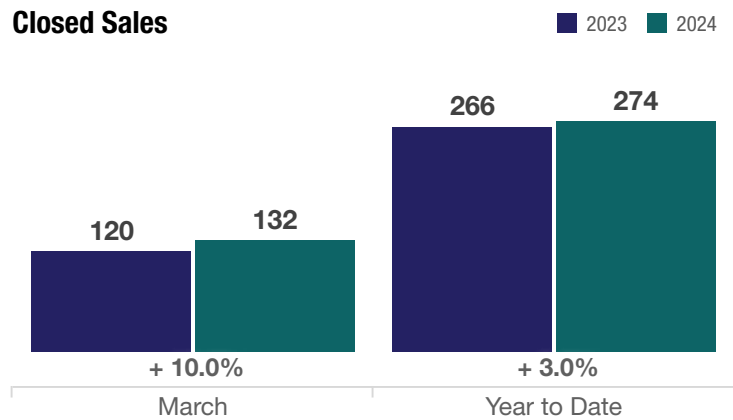
Key Metrics	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	173	175	+ 1.2%	333	432	+ 29.7%
Closed Sales	120	132	+ 10.0%	266	274	+ 3.0%
Median Sales Price*	\$410,000	\$501,328	+ 22.3%	\$410,000	\$479,900	+ 17.0%
Average Sales Price*	\$517,032	\$621,183	+ 20.1%	\$527,003	\$618,777	+ 17.4%
Total Dollar Volume (in millions)*	\$62	\$82	+ 32.3%	\$140	\$168	+ 20.0%
Percent of Original List Price Received*	99.6%	100.6%	+ 1.0%	98.2%	98.8%	+ 0.6%
Percent of List Price Received*	100.8%	101.5%	+ 0.7%	99.9%	100.2%	+ 0.3%
Days on Market Until Sale	52	42	- 19.2%	57	52	- 8.8%
Housing Affordability Index	115	90	- 21.7%	115	95	- 17.4%
Inventory of Homes for Sale	171	181	+ 5.8%	—	—	—
Months Supply of Homes for Sale	1.4	1.5	+ 7.1%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

New Listings

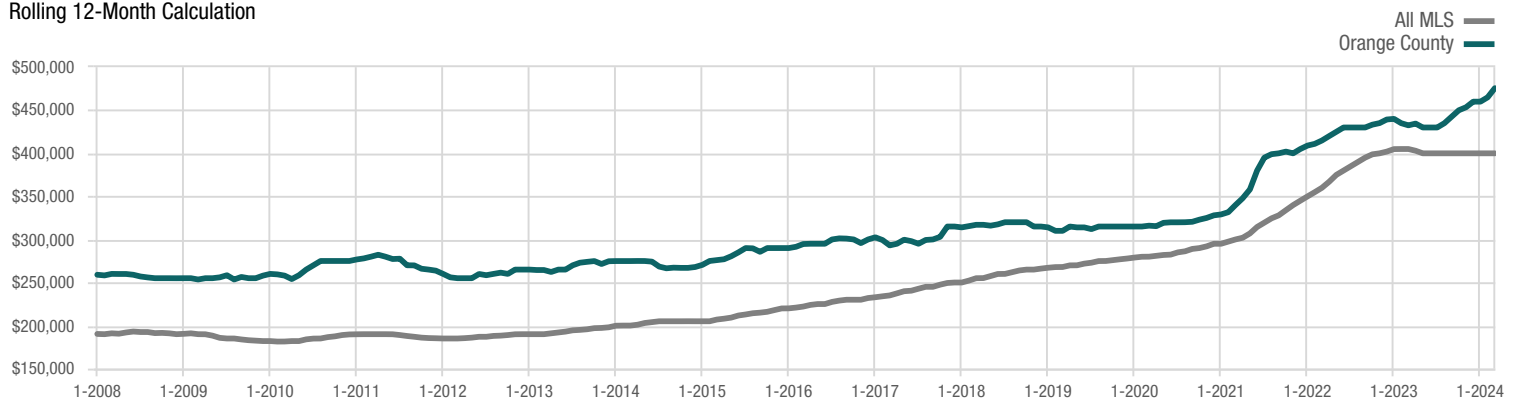


Closed Sales



Median Sales Price

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

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Chapel Hill / Carrboro

- 10.3%

Change in
New Listings
All Properties

- 4.6%

Change in
Closed Sales
All Properties

+ 21.8%

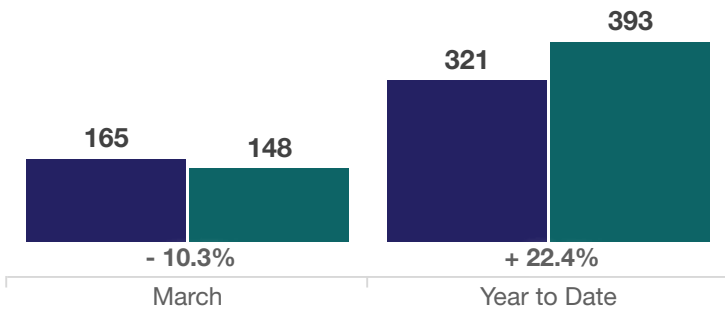
Change in
Median Sales Price
All Properties.

Key Metrics	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	165	148	- 10.3%	321	393	+ 22.4%
Closed Sales	109	104	- 4.6%	232	244	+ 5.2%
Median Sales Price*	\$589,000	\$717,500	+ 21.8%	\$597,118	\$608,750	+ 1.9%
Average Sales Price*	\$683,295	\$763,814	+ 11.8%	\$683,874	\$740,772	+ 8.3%
Total Dollar Volume (in millions)*	\$74	\$79	+ 6.8%	\$159	\$181	+ 13.8%
Percent of Original List Price Received*	100.3%	100.8%	+ 0.5%	98.0%	99.0%	+ 1.0%
Percent of List Price Received*	101.8%	101.8%	0.0%	100.2%	100.4%	+ 0.2%
Days on Market Until Sale	51	51	0.0%	60	60	0.0%
Housing Affordability Index	68	54	- 20.6%	67	63	- 6.0%
Inventory of Homes for Sale	170	164	- 3.5%	—	—	—
Months Supply of Homes for Sale	1.6	1.6	0.0%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

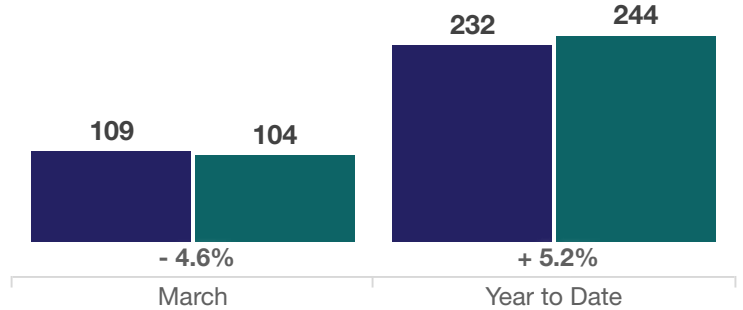
New Listings

■ 2023 ■ 2024



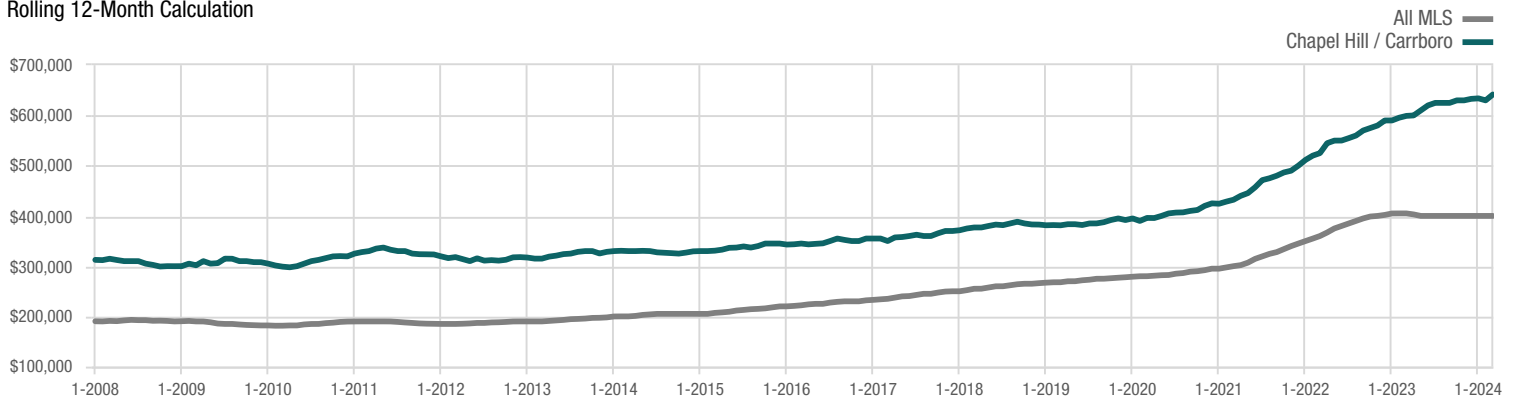
Closed Sales

■ 2023 ■ 2024



Median Sales Price

Rolling 12-Month Calculation



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