

# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Orange County

**+ 12.7%**

Change in  
**New Listings**  
All Properties

**+ 6.7%**

Change in  
**Closed Sales**  
All Properties

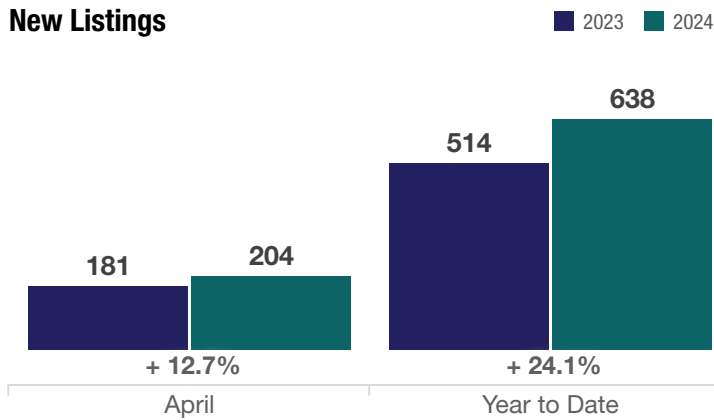
**- 0.5%**

Change in  
**Median Sales Price**  
All Properties.

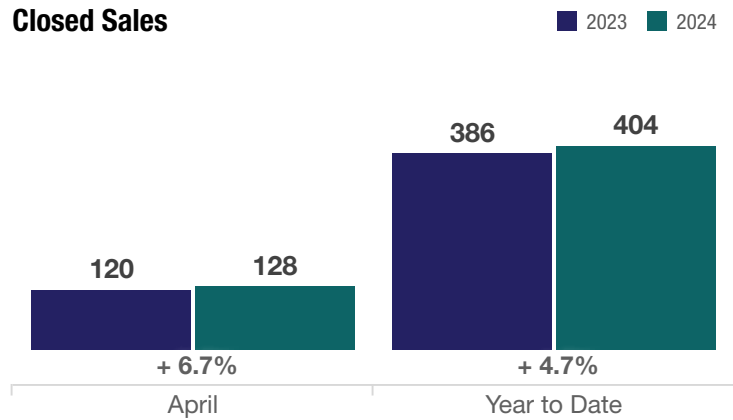
| Key Metrics                              | April     |           |          | Year to Date |             |          |
|--|-----------|-----------|----------|--------------|-------------|----------|
|  | 2023      | 2024      | % Change | Thru 4-2023  | Thru 4-2024 | % Change |
| New Listings                             | 181       | 204       | + 12.7%  | 514          | 638         | + 24.1%  |
| Closed Sales                             | 120       | 128       | + 6.7%   | 386          | 404         | + 4.7%   |
| Median Sales Price*                      | \$504,250 | \$501,934 | - 0.5%   | \$427,900    | \$485,000   | + 13.3%  |
| Average Sales Price*                     | \$664,315 | \$560,482 | - 15.6%  | \$569,691    | \$598,396   | + 5.0%   |
| Total Dollar Volume (in millions)*       | \$80      | \$72      | - 10.0%  | \$220        | \$240       | + 9.1%   |
| Percent of Original List Price Received* | 101.9%    | 100.6%    | - 1.3%   | 99.4%        | 99.4%       | 0.0%     |
| Percent of List Price Received*          | 102.6%    | 101.2%    | - 1.4%   | 100.7%       | 100.5%      | - 0.2%   |
| Days on Market Until Sale                | 36        | 13        | - 63.9%  | 49           | 22          | - 55.1%  |
| Housing Affordability Index              | 93        | 88        | - 5.4%   | 109          | 91          | - 16.5%  |
| Inventory of Homes for Sale              | 174       | 219       | + 25.9%  | —            | —           | —        |
| Months Supply of Homes for Sale          | 1.4       | 1.8       | + 28.6%  | —            | —           | —        |

\* 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

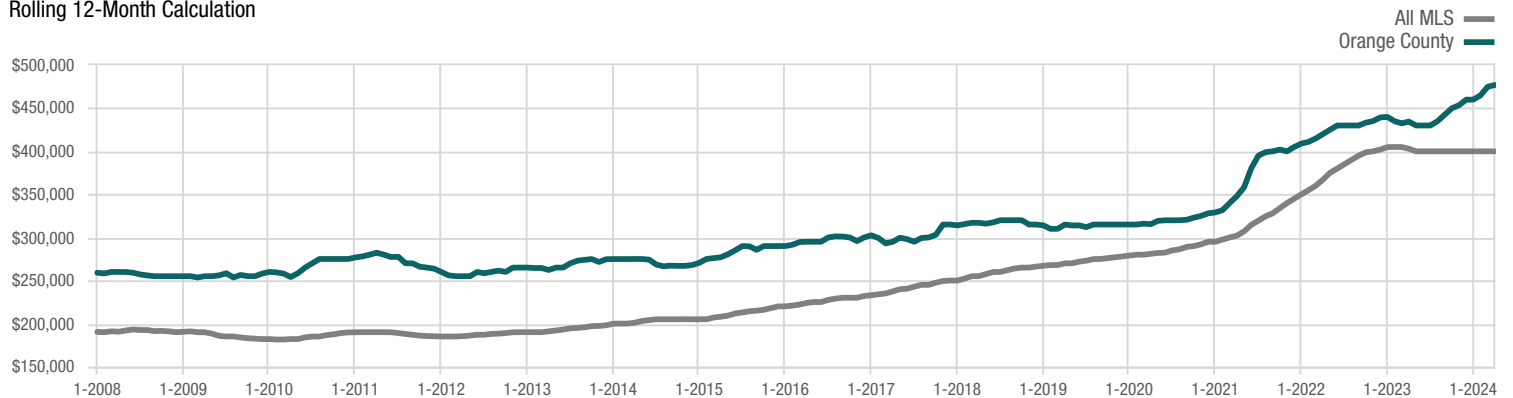


### Closed Sales



### 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

**+ 1.2%**

Change in  
**New Listings**  
All Properties

**- 1.8%**

Change in  
**Closed Sales**  
All Properties

**- 9.6%**

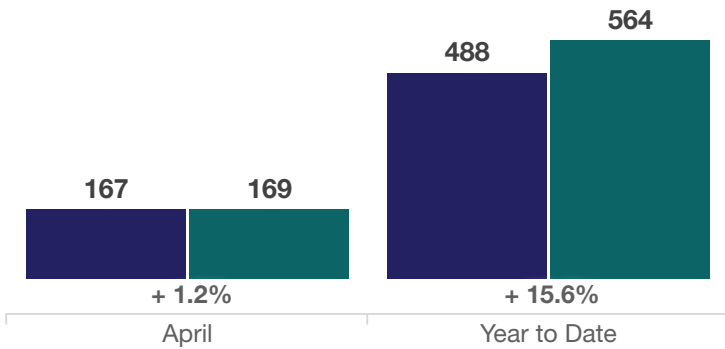
Change in  
**Median Sales Price**  
All Properties.

| Key Metrics                              | April     |           |          | Year to Date |             |          |
|--|-----------|-----------|----------|--------------|-------------|----------|
|  | 2023      | 2024      | % Change | Thru 4-2023  | Thru 4-2024 | % Change |
| New Listings                             | 167       | 169       | + 1.2%   | 488          | 564         | + 15.6%  |
| Closed Sales                             | 112       | 110       | - 1.8%   | 344          | 356         | + 3.5%   |
| Median Sales Price*                      | \$669,618 | \$605,000 | - 9.6%   | \$618,750    | \$605,000   | - 2.2%   |
| Average Sales Price*                     | \$747,526 | \$667,552 | - 10.7%  | \$704,598    | \$717,739   | + 1.9%   |
| Total Dollar Volume (in millions)*       | \$84      | \$73      | - 13.1%  | \$242        | \$256       | + 5.8%   |
| Percent of Original List Price Received* | 101.0%    | 100.9%    | - 0.1%   | 99.0%        | 99.6%       | + 0.6%   |
| Percent of List Price Received*          | 102.1%    | 101.5%    | - 0.6%   | 100.8%       | 100.8%      | 0.0%     |
| Days on Market Until Sale                | 41        | 15        | - 63.4%  | 52           | 26          | - 50.0%  |
| Housing Affordability Index              | 59        | 62        | + 5.1%   | 64           | 62          | - 3.1%   |
| Inventory of Homes for Sale              | 177       | 192       | + 8.5%   | —            | —           | —        |
| Months Supply of Homes for Sale          | 1.6       | 1.9       | + 18.8%  | —            | —           | —        |

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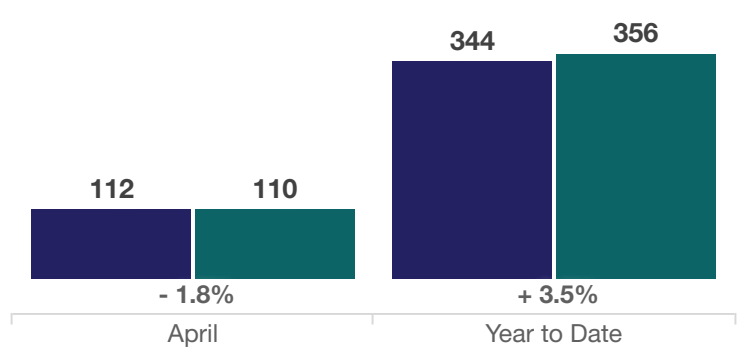
### New Listings

■ 2023 ■ 2024



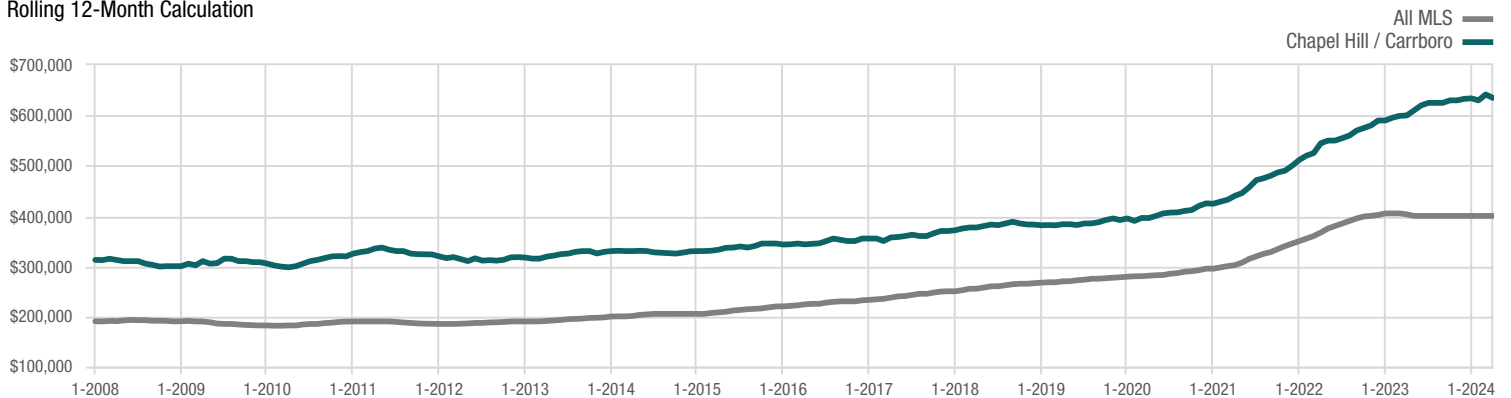
### Closed Sales

■ 2023 ■ 2024



### Median Sales Price

Rolling 12-Month Calculation



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