

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY doorify™MLS

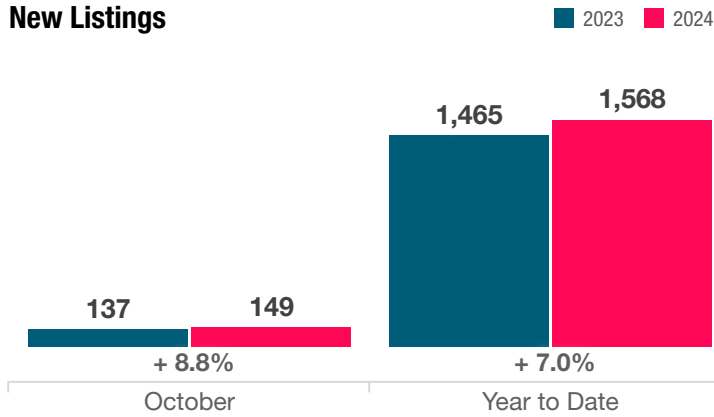


Orange County

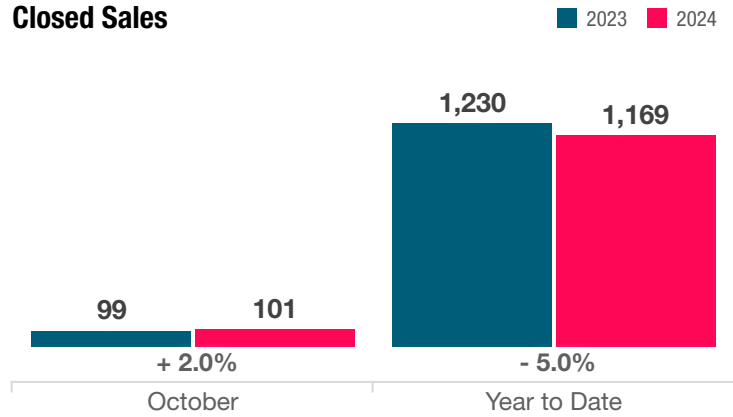
Key Metrics	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	137	149	+ 8.8%	1,465	1,568	+ 7.0%
Closed Sales	99	101	+ 2.0%	1,230	1,169	- 5.0%
Median Sales Price*	\$472,950	\$558,250	+ 18.0%	\$460,000	\$500,000	+ 8.7%
Average Sales Price*	\$539,975	\$725,118	+ 34.3%	\$586,915	\$637,492	+ 8.6%
Total Dollar Volume (in millions)*	\$53	\$73	+ 37.7%	\$722	\$743	+ 2.9%
Percent of Original List Price Received*	100.5%	97.1%	- 3.4%	100.4%	99.1%	- 1.3%
Percent of List Price Received*	101.2%	99.3%	- 1.9%	101.5%	100.4%	- 1.1%
Days on Market Until Sale	38	38	0.0%	40	21	- 47.5%
Housing Affordability Index	62	58	- 6.5%	64	65	+ 1.6%
Inventory of Homes for Sale	263	275	+ 4.6%	—	—	—
Months Supply of Homes for Sale	2.2	2.5	+ 13.6%	—	—	—

* 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

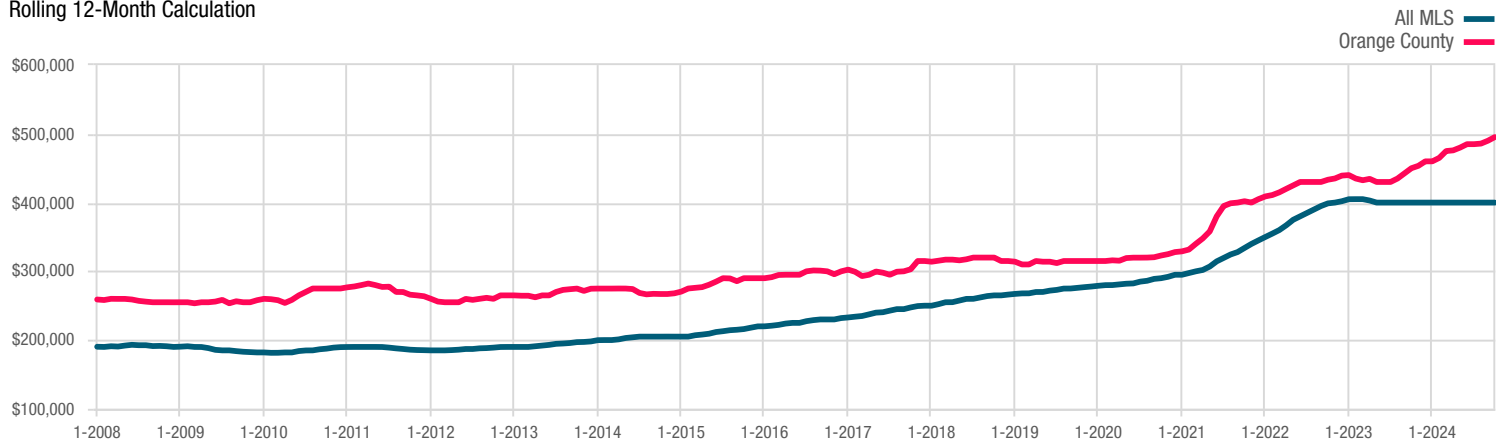


Closed Sales



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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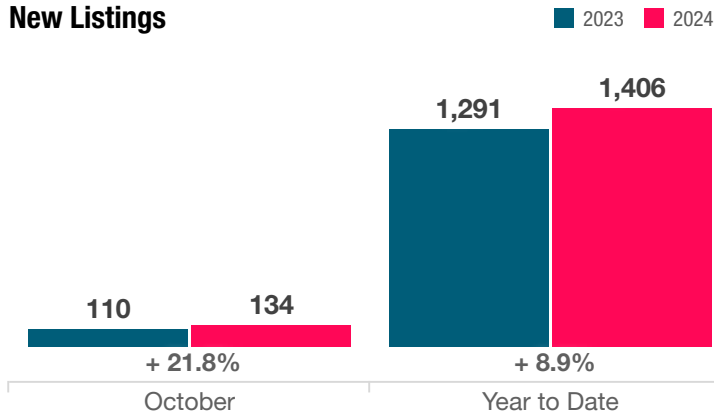


Chapel Hill / Carrboro

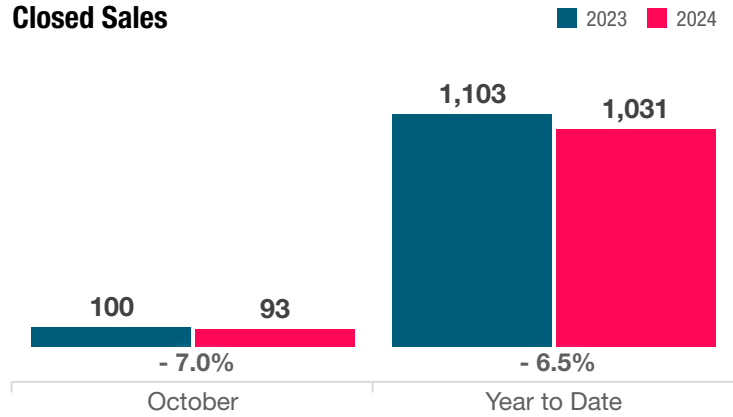
Key Metrics	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	110	134	+ 21.8%	1,291	1,406	+ 8.9%
Closed Sales	100	93	- 7.0%	1,103	1,031	- 6.5%
Median Sales Price*	\$590,250	\$688,000	+ 16.6%	\$634,000	\$650,000	+ 2.5%
Average Sales Price*	\$651,635	\$832,756	+ 27.8%	\$704,408	\$754,130	+ 7.1%
Total Dollar Volume (in millions)*	\$65	\$77	+ 18.5%	\$777	\$777	0.0%
Percent of Original List Price Received*	99.0%	98.9%	- 0.1%	100.4%	99.5%	- 0.9%
Percent of List Price Received*	100.4%	100.2%	- 0.2%	101.6%	100.6%	- 1.0%
Days on Market Until Sale	44	36	- 18.2%	42	24	- 42.9%
Housing Affordability Index	50	47	- 6.0%	46	50	+ 8.7%
Inventory of Homes for Sale	221	246	+ 11.3%	—	—	—
Months Supply of Homes for Sale	2.1	2.5	+ 19.0%	—	—	—

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New Listings

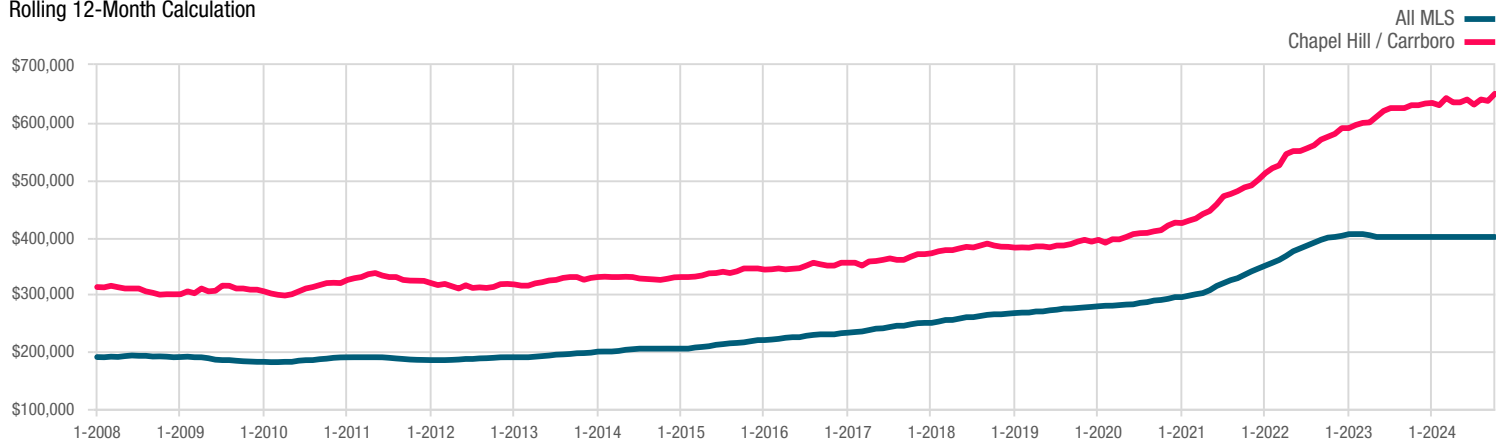


Closed Sales



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.