

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY doorify™MLS



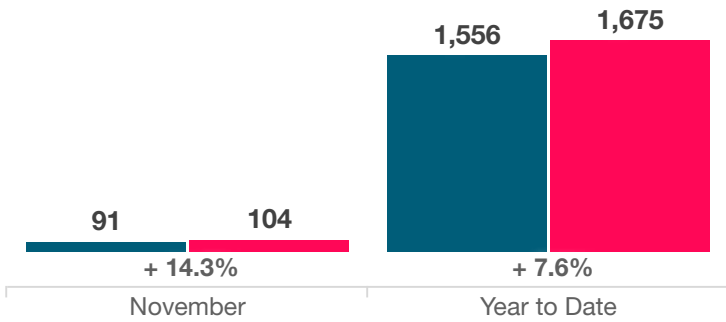
Orange County

Key Metrics	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	91	104	+ 14.3%	1,556	1,675	+ 7.6%
Closed Sales	107	86	- 19.6%	1,337	1,257	- 6.0%
Median Sales Price*	\$452,000	\$495,625	+ 9.7%	\$460,000	\$500,000	+ 8.7%
Average Sales Price*	\$594,095	\$588,431	- 1.0%	\$587,490	\$635,068	+ 8.1%
Total Dollar Volume (in millions)*	\$64	\$51	- 20.3%	\$785	\$796	+ 1.4%
Percent of Original List Price Received*	96.8%	98.5%	+ 1.8%	100.1%	99.1%	- 1.0%
Percent of List Price Received*	98.6%	99.9%	+ 1.3%	101.3%	100.4%	- 0.9%
Days on Market Until Sale	47	25	- 46.8%	32	21	- 34.4%
Housing Affordability Index	67	64	- 4.5%	66	63	- 4.5%
Inventory of Homes for Sale	247	257	+ 4.0%	—	—	—
Months Supply of Homes for Sale	2.1	2.3	+ 9.5%	—	—	—

* 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.

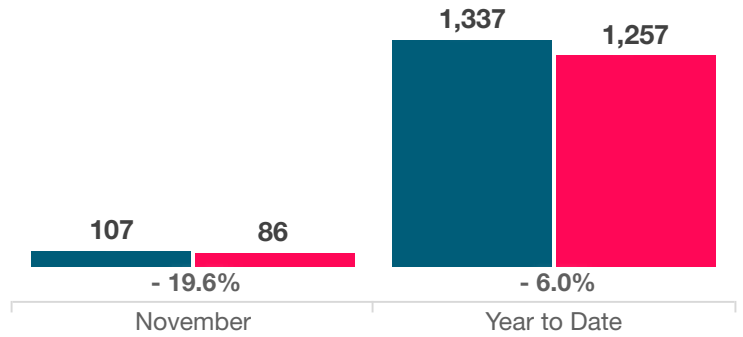
New Listings

■ 2023 ■ 2024



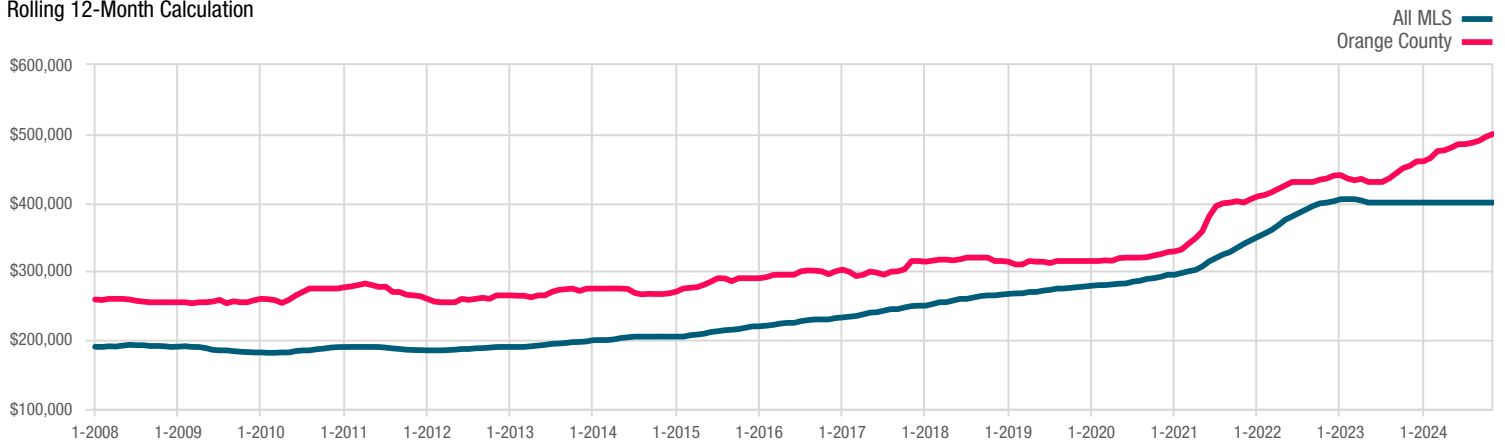
Closed Sales

■ 2023 ■ 2024



Median Sales Price

Rolling 12-Month Calculation



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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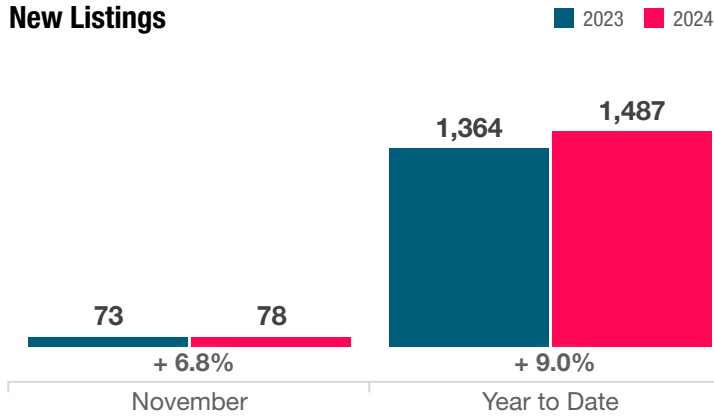


Chapel Hill / Carrboro

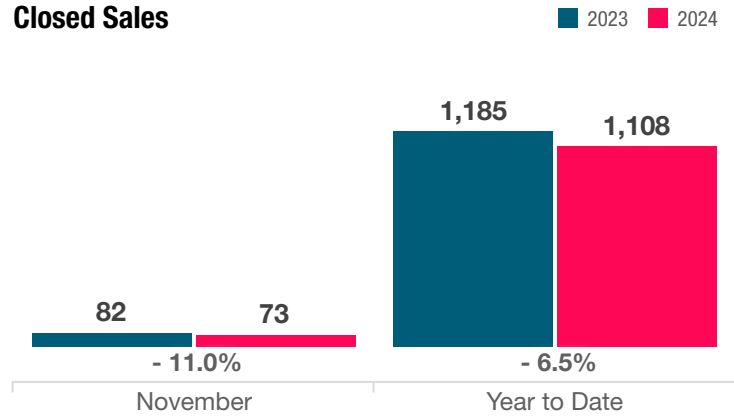
Key Metrics	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	73	78	+ 6.8%	1,364	1,487	+ 9.0%
Closed Sales	82	73	- 11.0%	1,185	1,108	- 6.5%
Median Sales Price*	\$599,750	\$620,000	+ 3.4%	\$631,000	\$650,000	+ 3.0%
Average Sales Price*	\$654,614	\$694,757	+ 6.1%	\$700,962	\$751,274	+ 7.2%
Total Dollar Volume (in millions)*	\$54	\$51	- 5.6%	\$831	\$832	+ 0.1%
Percent of Original List Price Received*	97.7%	99.0%	+ 1.3%	100.2%	99.5%	- 0.7%
Percent of List Price Received*	99.4%	100.4%	+ 1.0%	101.4%	100.6%	- 0.8%
Days on Market Until Sale	43	30	- 30.2%	35	25	- 28.6%
Housing Affordability Index	51	51	0.0%	48	49	+ 2.1%
Inventory of Homes for Sale	214	223	+ 4.2%	—	—	—
Months Supply of Homes for Sale	2.1	2.3	+ 9.5%	—	—	—

* 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

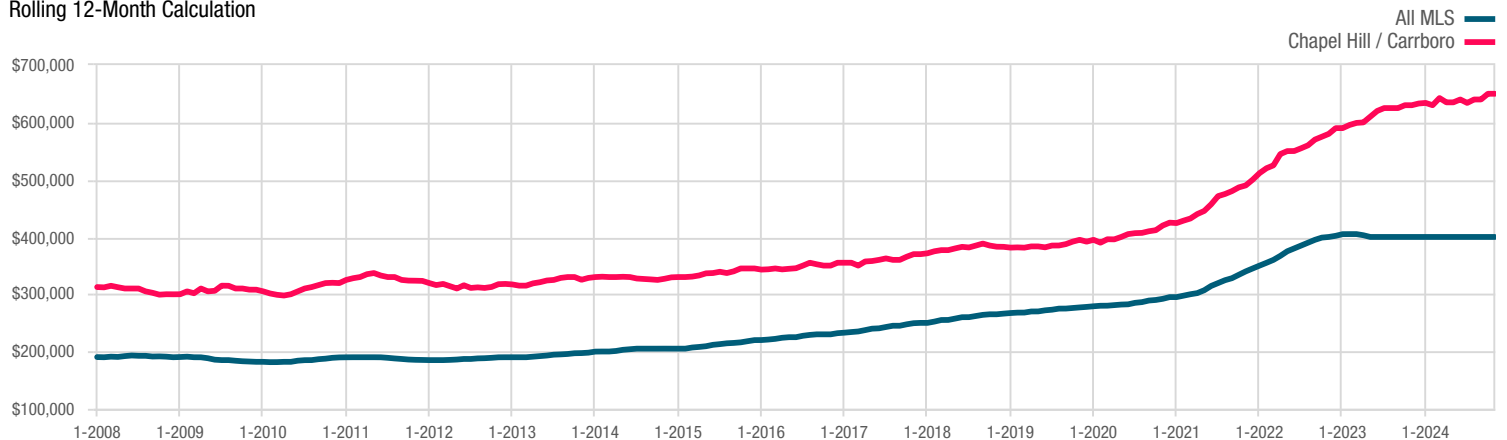


Closed Sales



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.