

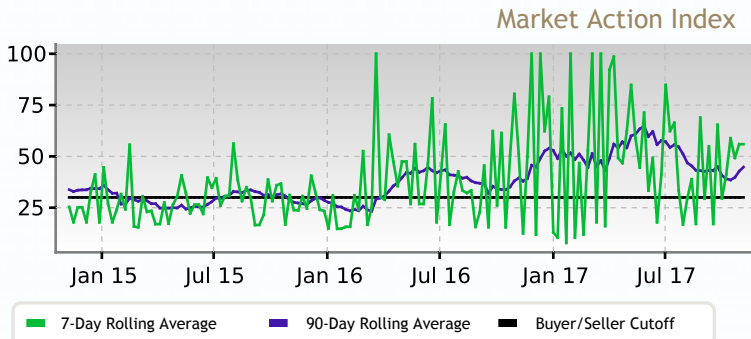
This Week

The median list price in CARRBORO, NC 27510 this week is \$261,500.

Inventory has been lightening lately and the Market Action Index has been trending up. Though days-on-market is increasing, these are mildly positive indications for the market.

Supply and Demand

- While the Market Action Index shows some strengthening in the last few weeks, prices have settled in a bit of a plateau. We are currently in a Seller's market so prices will likely resume their climb should this trend persist.



The Market Action Index answers the question "How's the Market?" by measuring the current rate of sale versus the amount of the inventory. Index above 30 implies Seller's Market conditions. Below 30, conditions favor the buyer.

Quartiles

Characteristics per Quartile

Investigate the market in quartiles - where each quartile is 25% of homes ordered by price.

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 787,500	2333	2.5 - 5.0 acres	3.0	2.0	84	2	0	0	116	Most expensive 25% of properties
Upper/Second	\$ 384,900	2444	Less than 4,500 sqft	3.5	3.5	18	2	0	1	80	Upper-middle 25% of properties
Lower/Third	\$ 250,000	1152	0.50 - 1.0 acre	3.0	2.0	60	3	1	0	42	Lower-middle 25% of properties
Bottom/Fourth	\$ 160,000	1050	Less than 4,500 sqft	2.0	2.0	34	3	0	1	75	Least expensive 25% of properties

MASHA HALPERN | BOUTIQUE REAL ESTATE AT KELLER WILLIAMS REALTY | 919-951-1780

Real-Time Market Profile

		Trend
Median List Price	\$ 261,500	↔
Asking Price Per Square Foot	\$ 176	↓
Average Days on Market (DOM)	74	↑↑
Percent of Properties with Price Decrease	50 %	
Percent Relisted (reset DOM)	0 %	
Percent Flip (price increased)	0 %	
Median House Size (sq ft)	1256	
Median Lot Size	0.25 - 0.50 acre	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.0	
Market Action Index	Seller's Advantage 44.8	↑

↔ No change ↑↑ Strong upward trend ↓↓ Strong downward trend
↑ Slight upward trend ↓ Slight downward trend

Price

- Recently prices in this zip have settled at a plateau even though they dipped this week. Look for a persistent up-shift in the Market Action Index before we see prices significantly move from these levels.

