

# Local Market Update – August 2018

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Durham County

**+ 6.1%**

Change in  
New Listings

**+ 6.9%**

Change in  
Closed Sales

**+ 11.1%**

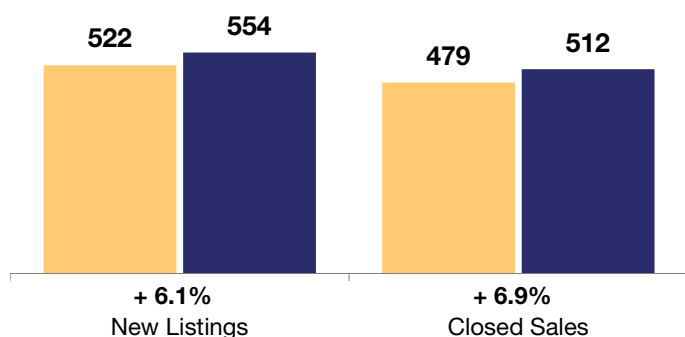
Change in  
Median Sales Price

	August			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	522	554	+ 6.1%	4,269	4,333	+ 1.5%
Closed Sales	479	512	+ 6.9%	3,507	3,498	- 0.3%
Median Sales Price*	\$232,000	\$257,790	+ 11.1%	\$230,000	\$255,000	+ 10.9%
Average Sales Price*	\$256,019	\$281,826	+ 10.1%	\$253,819	\$279,172	+ 10.0%
Total Dollar Volume (in millions)*	\$122.6	\$144.3	+ 17.7%	\$890.1	\$976.5	+ 9.7%
Percent of Original List Price Received*	99.2%	99.4%	+ 0.2%	99.0%	99.8%	+ 0.8%
Percent of List Price Received*	99.8%	100.2%	+ 0.4%	99.7%	100.4%	+ 0.7%
Days on Market Until Sale**	21	20	- 4.8%	26	20	- 23.1%
Inventory of Homes for Sale	770	700	- 9.1%	--	--	--
Months Supply of Inventory	1.8	1.6	- 11.1%	--	--	--

\* Does not account for seller concessions. | \*\* Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

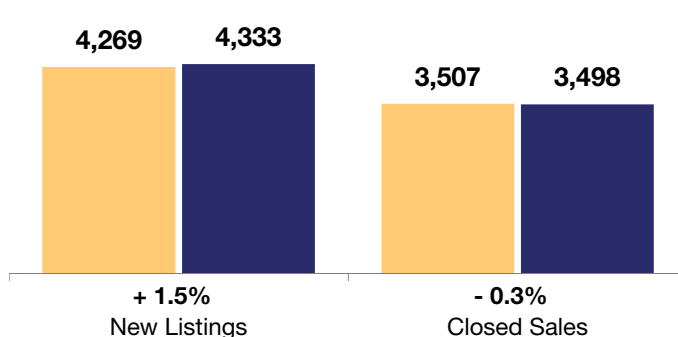
### August

2017 2018

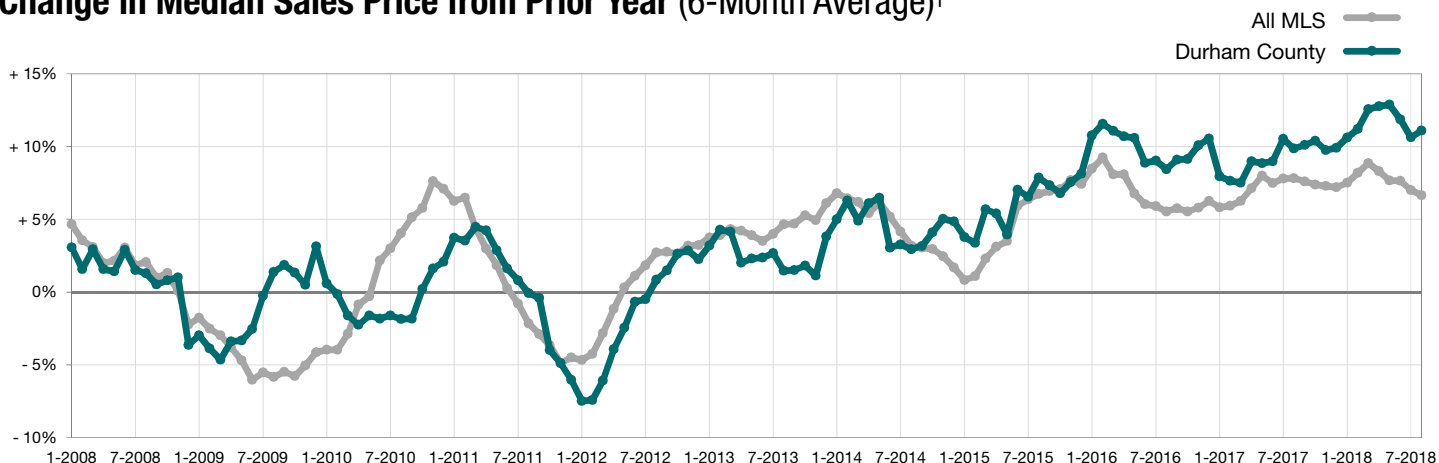


### Year to Date

2017 2018



### Change in Median Sales Price from Prior Year (6-Month Average)†



† Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period