

# Local Market Update – February 2020

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Durham County

**+ 2.9%**

Change in  
New Listings

**+ 13.4%**

Change in  
Closed Sales

**+ 4.2%**

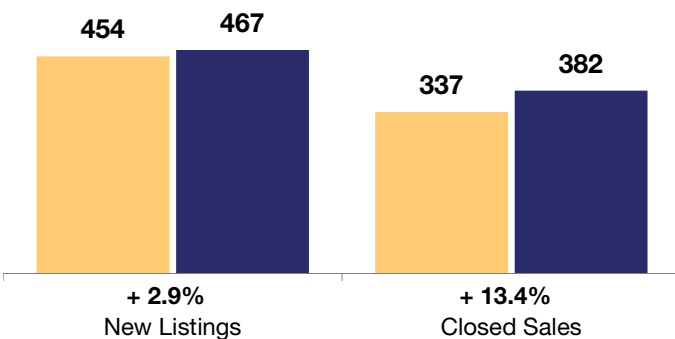
Change in  
Median Sales Price

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	454	<b>467</b>	+ 2.9%	882	<b>930</b>	+ 5.4%
Closed Sales	337	<b>382</b>	+ 13.4%	585	<b>751</b>	+ 28.4%
Median Sales Price*	\$265,500	<b>\$276,700</b>	+ 4.2%	\$252,000	<b>\$278,885</b>	+ 10.7%
Average Sales Price*	\$291,060	<b>\$306,336</b>	+ 5.2%	\$278,602	<b>\$307,215</b>	+ 10.3%
Total Dollar Volume (in millions)*	\$98.1	<b>\$117.0</b>	+ 19.3%	\$163.0	<b>\$230.7</b>	+ 41.6%
Percent of Original List Price Received*	98.2%	<b>98.1%</b>	- 0.1%	97.8%	<b>97.8%</b>	0.0%
Percent of List Price Received*	99.6%	<b>99.0%</b>	- 0.6%	99.2%	<b>98.8%</b>	- 0.4%
Days on Market Until Sale**	36	<b>34</b>	- 5.6%	32	<b>35</b>	+ 9.4%
Inventory of Homes for Sale	686	<b>589</b>	- 14.1%	--	--	--
Months Supply of Inventory	1.6	<b>1.2</b>	- 25.0%	--	--	--

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

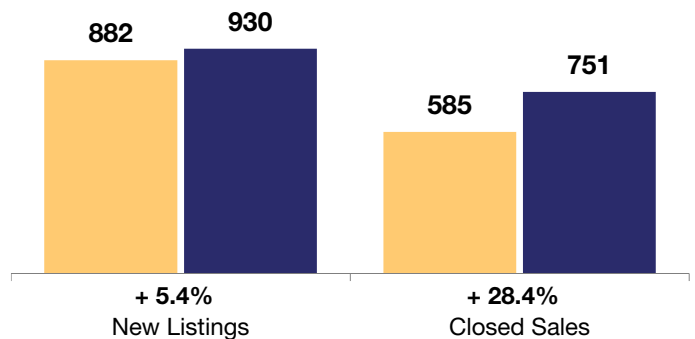
### February

2019 2020

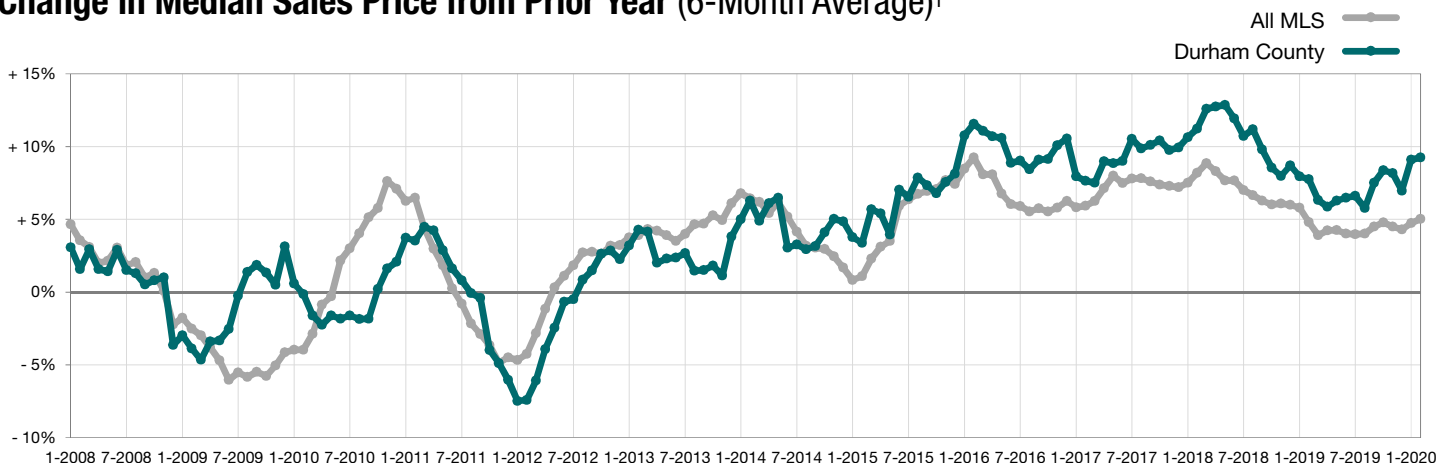


### Year to Date

2019 2020



### 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