

Local Market Update – February 2021

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Durham County

- 11.5%

Change in
New Listings

- 11.7%

Change in
Closed Sales

+ 4.2%

Change in
Median Sales Price

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	477	422	- 11.5%	942	819	- 13.1%
Closed Sales	393	347	- 11.7%	768	672	- 12.5%
Median Sales Price*	\$276,400	\$288,000	+ 4.2%	\$278,250	\$290,000	+ 4.2%
Average Sales Price*	\$305,862	\$326,530	+ 6.8%	\$307,056	\$328,736	+ 7.1%
Total Dollar Volume (in millions)*	\$120.2	\$113.3	- 5.7%	\$235.8	\$220.9	- 6.3%
Percent of Original List Price Received*	98.1%	101.1%	+ 3.1%	97.8%	100.6%	+ 2.9%
Percent of List Price Received*	99.0%	101.0%	+ 2.0%	98.8%	100.9%	+ 2.1%
Days on Market Until Sale**	35	18	- 48.6%	35	20	- 42.9%
Inventory of Homes for Sale	711	328	- 53.9%	--	--	--
Months Supply of Inventory	1.5	0.7	- 53.3%	--	--	--

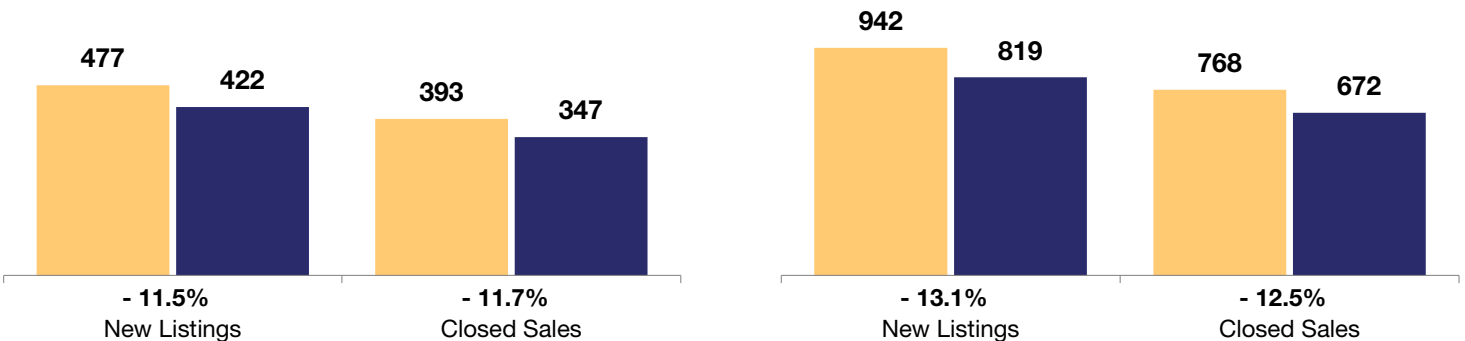
* Does not account for seller concessions. | ** Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

February

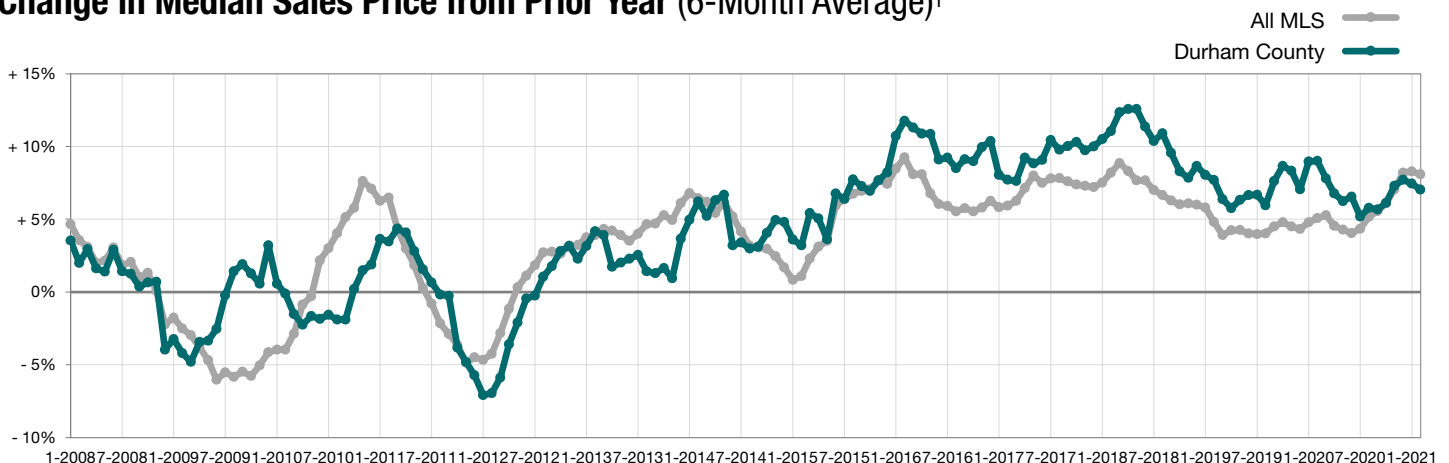
2020 2021

Year to Date

2020 2021



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