

Local Market Update – February 2021

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Johnston County

- 8.0%

Change in
New Listings

+ 26.5%

Change in
Closed Sales

+ 8.3%

Change in
Median Sales Price

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	487	448	- 8.0%	1,022	932	- 8.8%
Closed Sales	347	439	+ 26.5%	650	842	+ 29.5%
Median Sales Price*	\$248,000	\$268,550	+ 8.3%	\$240,377	\$264,483	+ 10.0%
Average Sales Price*	\$254,335	\$281,062	+ 10.5%	\$248,264	\$274,743	+ 10.7%
Total Dollar Volume (in millions)*	\$88.3	\$123.4	+ 39.8%	\$161.4	\$231.3	+ 43.4%
Percent of Original List Price Received*	98.5%	100.8%	+ 2.3%	98.3%	100.7%	+ 2.4%
Percent of List Price Received*	99.3%	100.5%	+ 1.2%	99.2%	100.4%	+ 1.2%
Days on Market Until Sale**	36	18	- 50.0%	33	17	- 48.5%
Inventory of Homes for Sale	959	304	- 68.3%	--	--	--
Months Supply of Inventory	2.2	0.6	- 72.7%	--	--	--

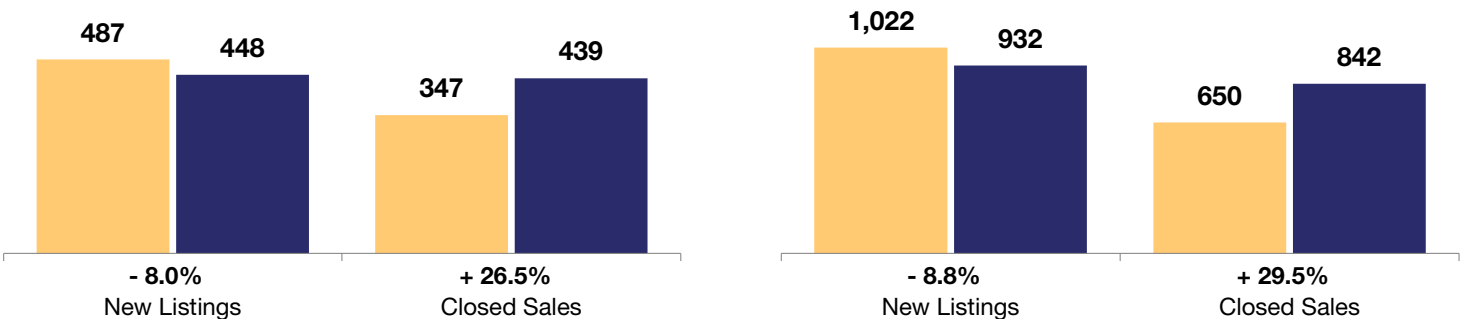
* Does not account for seller concessions. | ** Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

February

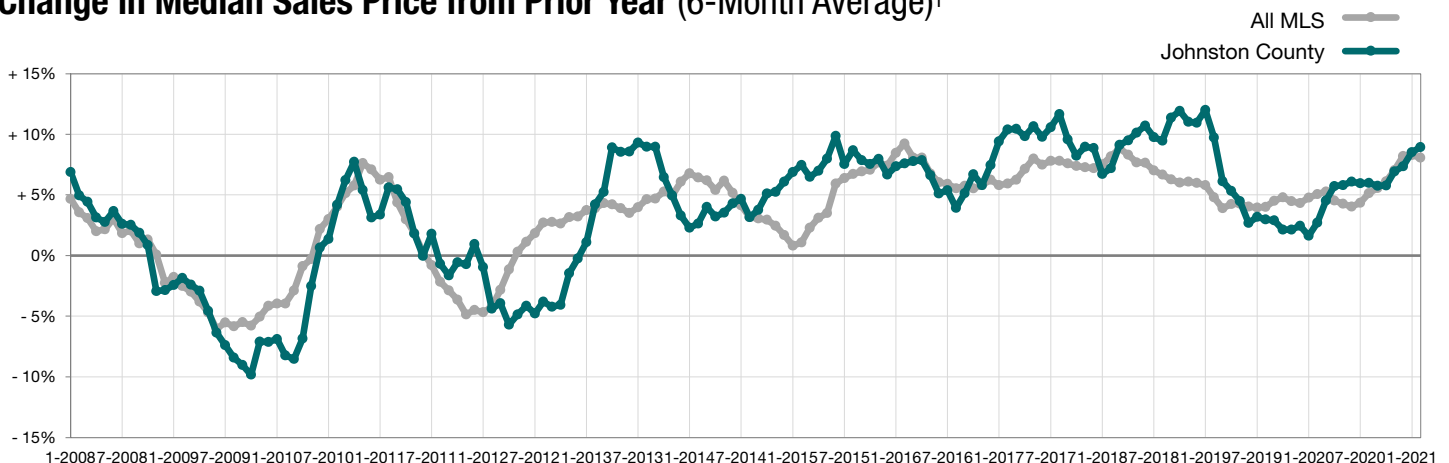
2020 2021

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