

# Local Market Update – February 2019

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Durham County

**+ 5.0%**

Change in  
New Listings

**+ 16.4%**

Change in  
Closed Sales

**+ 12.1%**

Change in  
Median Sales Price

	February			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	421	442	+ 5.0%	797	867	+ 8.8%
Closed Sales	286	333	+ 16.4%	560	581	+ 3.8%
Median Sales Price*	\$237,688	\$266,400	+ 12.1%	\$235,000	\$254,750	+ 8.4%
Average Sales Price*	\$267,347	\$291,428	+ 9.0%	\$264,735	\$278,728	+ 5.3%
Total Dollar Volume (in millions)*	\$76.5	\$97.0	+ 26.9%	\$148.3	\$161.9	+ 9.2%
Percent of Original List Price Received*	98.0%	98.1%	+ 0.1%	98.1%	97.7%	- 0.4%
Percent of List Price Received*	99.3%	99.6%	+ 0.3%	99.2%	99.2%	0.0%
Days on Market Until Sale**	29	36	+ 24.1%	29	32	+ 10.3%
Inventory of Homes for Sale	548	617	+ 12.6%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--

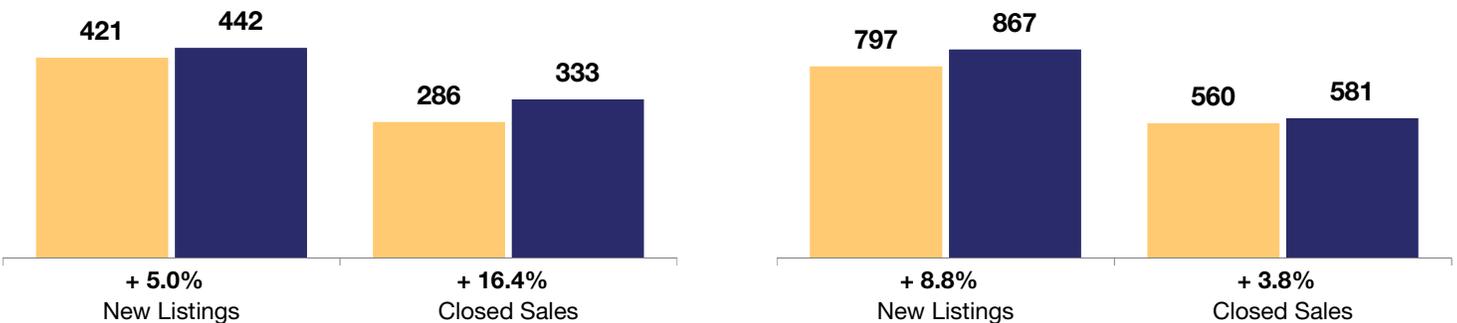
\* Does not account for seller concessions. | \*\* Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

### February

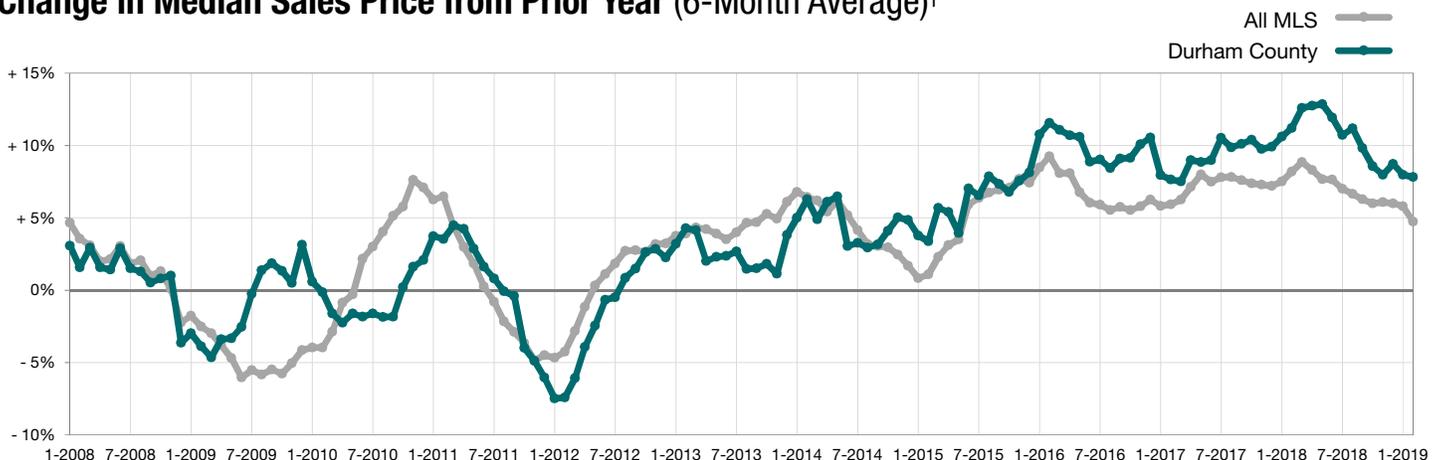
2018 2019

### Year to Date

2018 2019



### 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