

Local Market Update – March 2019

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Durham County

- 9.4%

Change in
New Listings

+ 2.0%

Change in
Closed Sales

+ 1.2%

Change in
Median Sales Price

	March			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	626	567	- 9.4%	1,423	1,446	+ 1.6%
Closed Sales	442	451	+ 2.0%	1,002	1,036	+ 3.4%
Median Sales Price*	\$258,775	\$262,000	+ 1.2%	\$247,000	\$258,000	+ 4.5%
Average Sales Price*	\$279,080	\$297,864	+ 6.7%	\$271,063	\$286,987	+ 5.9%
Total Dollar Volume (in millions)*	\$123.4	\$134.3	+ 8.9%	\$271.6	\$297.3	+ 9.5%
Percent of Original List Price Received*	99.5%	98.6%	- 0.9%	98.7%	98.2%	- 0.5%
Percent of List Price Received*	99.9%	99.3%	- 0.6%	99.5%	99.2%	- 0.3%
Days on Market Until Sale**	26	30	+ 15.4%	28	31	+ 10.7%
Inventory of Homes for Sale	605	617	+ 2.0%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--

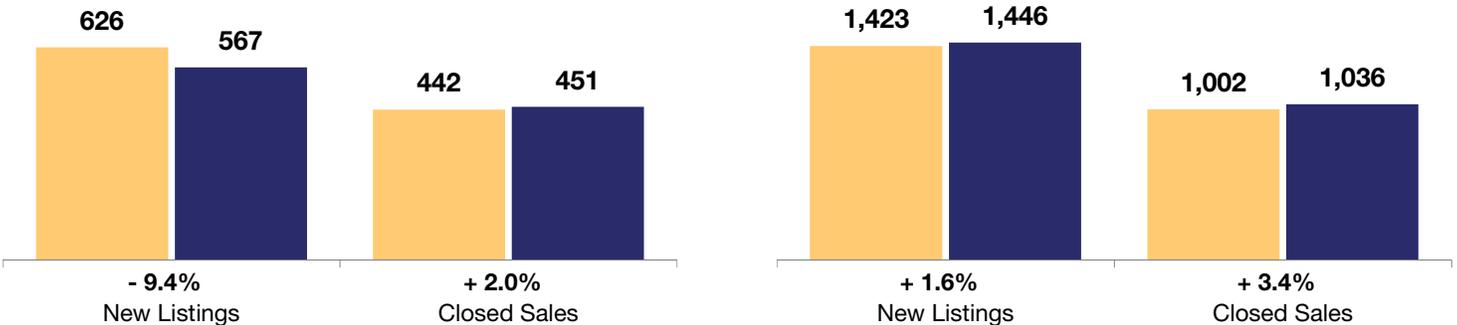
* Does not account for seller concessions. | ** Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

March

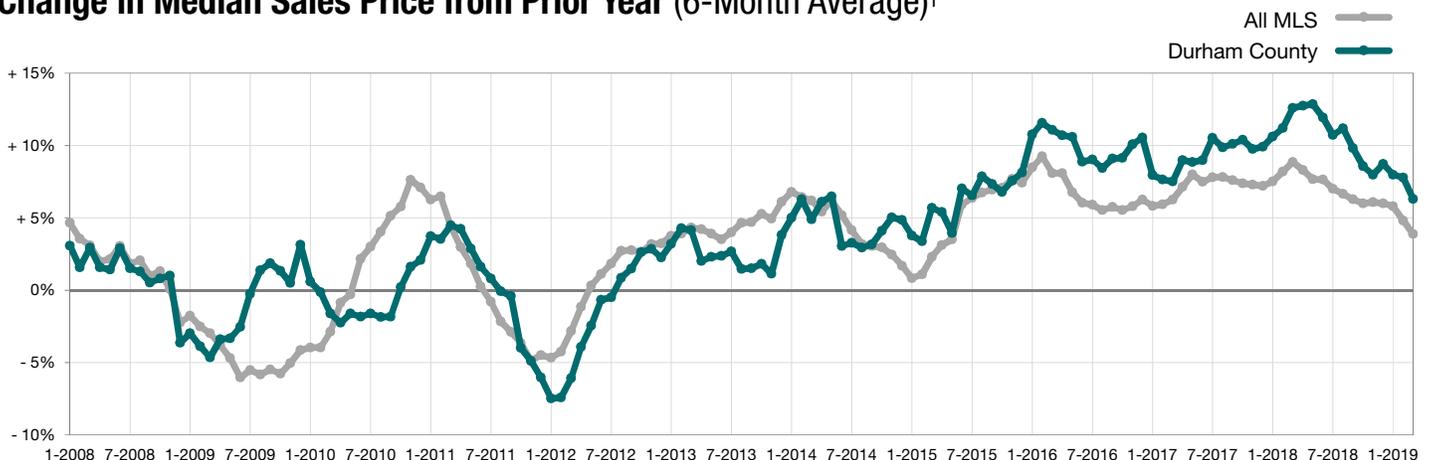
2018 2019

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