

# Local Market Update – May 2018

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



**+ 14.7%**

Change in  
New Listings

**- 8.5%**

Change in  
Closed Sales

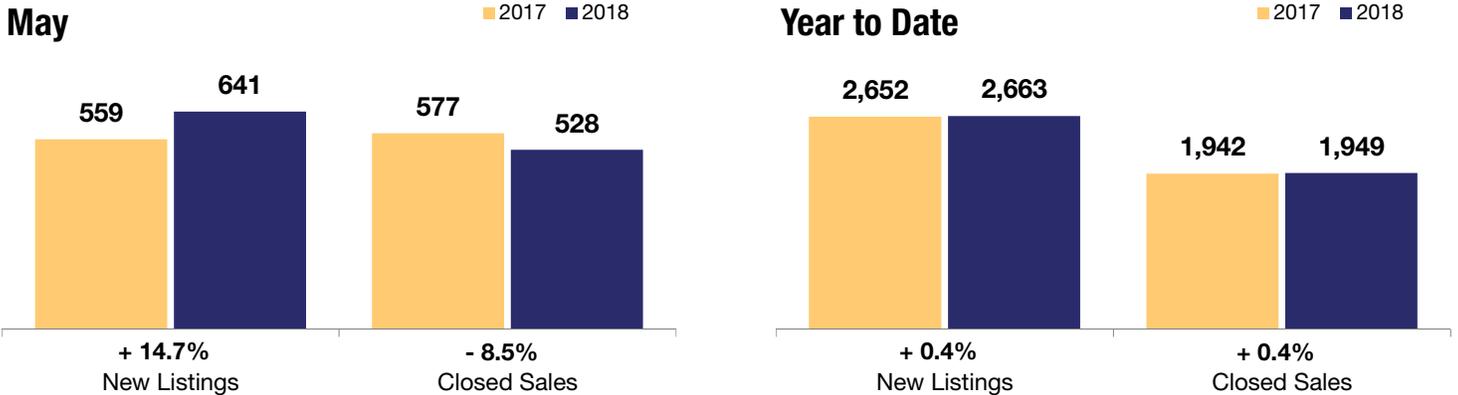
**+ 9.8%**

Change in  
Median Sales Price

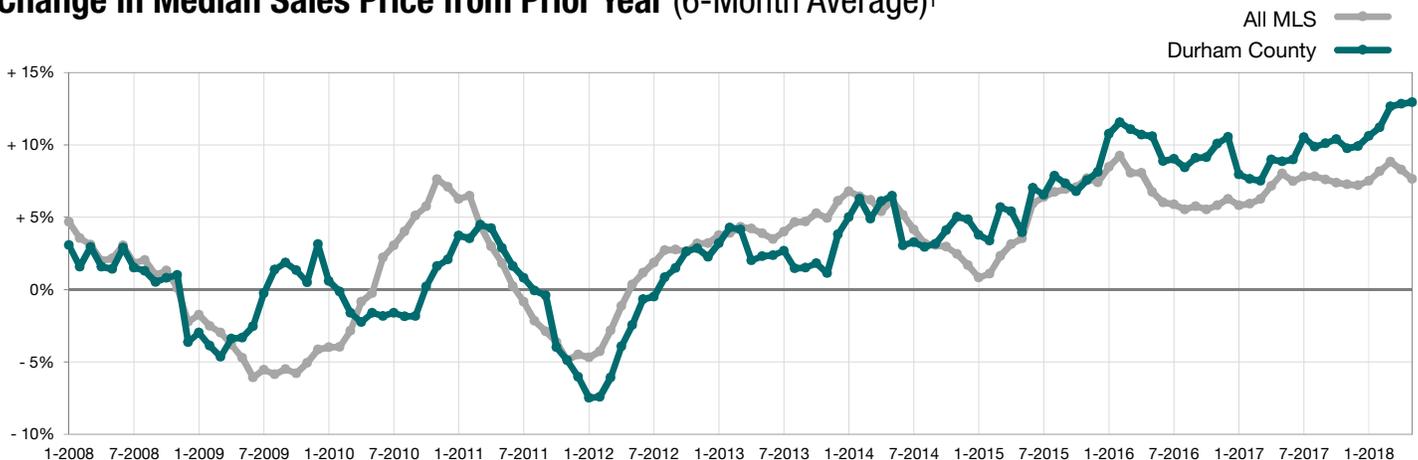
## Durham County

	May			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	559	<b>641</b>	+ 14.7%	2,652	<b>2,663</b>	+ 0.4%
Closed Sales	577	<b>528</b>	- 8.5%	1,942	<b>1,949</b>	+ 0.4%
Median Sales Price*	\$235,000	<b>\$258,000</b>	+ 9.8%	\$225,000	<b>\$254,000</b>	+ 12.9%
Average Sales Price*	\$251,790	<b>\$282,873</b>	+ 12.3%	\$247,095	<b>\$277,283</b>	+ 12.2%
Total Dollar Volume (in millions)*	\$145.3	<b>\$314.0</b>	+ 116.1%	\$479.9	<b>\$704.9</b>	+ 46.9%
Percent of Original List Price Received*	99.6%	<b>100.5%</b>	+ 0.9%	98.6%	<b>99.5%</b>	+ 0.9%
Percent of List Price Received*	100.0%	<b>101.1%</b>	+ 1.1%	99.5%	<b>100.2%</b>	+ 0.7%
Days on Market Until Sale**	20	<b>14</b>	- 30.0%	32	<b>22</b>	- 31.3%
Inventory of Homes for Sale	727	<b>596</b>	- 18.0%	--	--	--
Months Supply of Inventory	1.7	<b>1.4</b>	- 17.6%	--	--	--

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



### 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