

Local Market Update – July 2018

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Durham County

+ 0.2%

Change in
New Listings

+ 2.0%

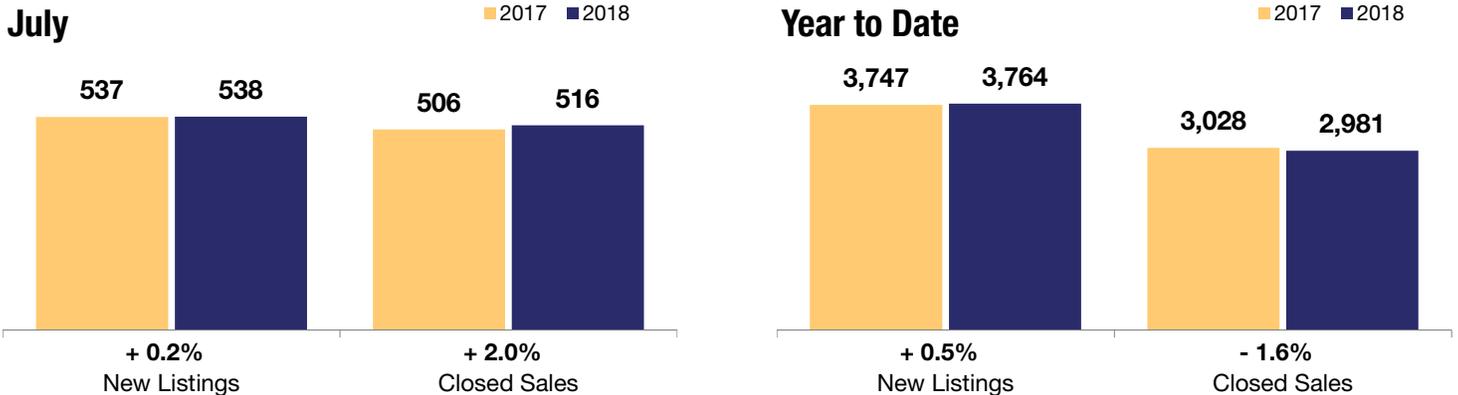
Change in
Closed Sales

+ 8.3%

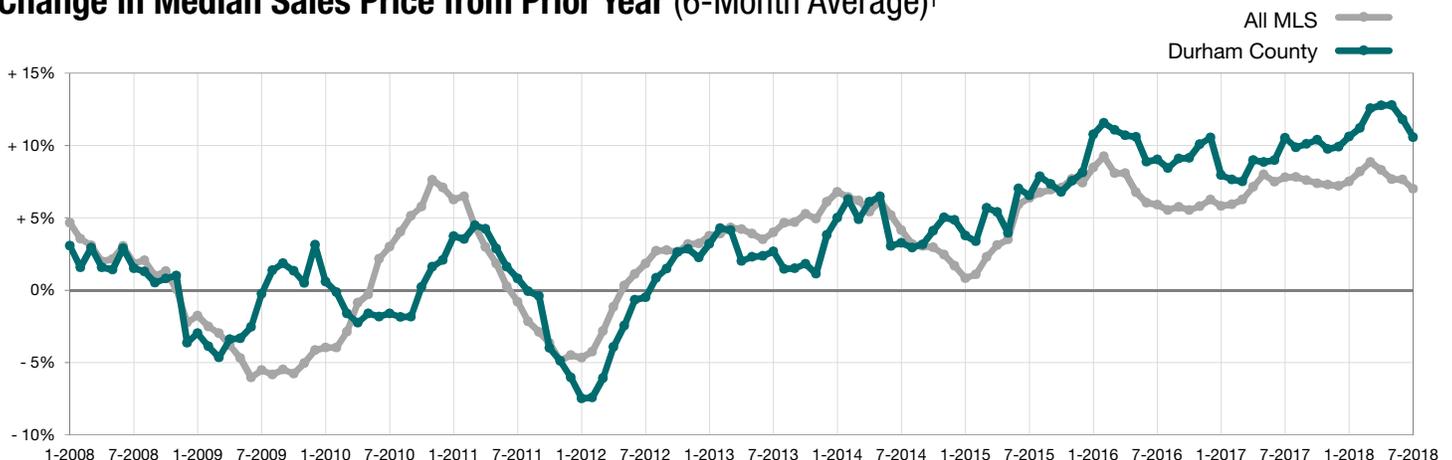
Change in
Median Sales Price

	July			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	537	538	+ 0.2%	3,747	3,764	+ 0.5%
Closed Sales	506	516	+ 2.0%	3,028	2,981	- 1.6%
Median Sales Price*	\$239,950	\$259,813	+ 8.3%	\$229,232	\$254,900	+ 11.2%
Average Sales Price*	\$271,282	\$279,615	+ 3.1%	\$253,471	\$278,742	+ 10.0%
Total Dollar Volume (in millions)*	\$137.3	\$144.3	+ 5.1%	\$767.5	\$830.9	+ 8.3%
Percent of Original List Price Received*	99.1%	100.2%	+ 1.1%	98.9%	99.8%	+ 0.9%
Percent of List Price Received*	99.8%	100.8%	+ 1.0%	99.7%	100.4%	+ 0.7%
Days on Market Until Sale**	19	17	- 10.5%	27	20	- 25.9%
Inventory of Homes for Sale	733	635	- 13.4%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.8%	--	--	--

* 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