

Local Market Update – January 2020

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Durham County

+ 7.2%

Change in
New Listings

+ 44.8%

Change in
Closed Sales

+ 17.3%

Change in
Median Sales Price

	January			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	428	459	+ 7.2%	428	459	+ 7.2%
Closed Sales	248	359	+ 44.8%	248	359	+ 44.8%
Median Sales Price*	\$237,438	\$278,500	+ 17.3%	\$237,438	\$278,500	+ 17.3%
Average Sales Price*	\$261,674	\$306,865	+ 17.3%	\$261,674	\$306,865	+ 17.3%
Total Dollar Volume (in millions)*	\$64.9	\$110.2	+ 69.8%	\$64.9	\$110.2	+ 69.8%
Percent of Original List Price Received*	97.2%	97.4%	+ 0.2%	97.2%	97.4%	+ 0.2%
Percent of List Price Received*	98.6%	98.6%	0.0%	98.6%	98.6%	0.0%
Days on Market Until Sale**	29	35	+ 20.7%	29	35	+ 20.7%
Inventory of Homes for Sale	709	693	- 2.3%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.8%	--	--	--

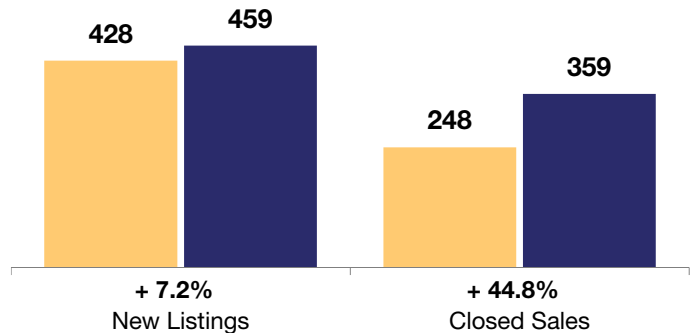
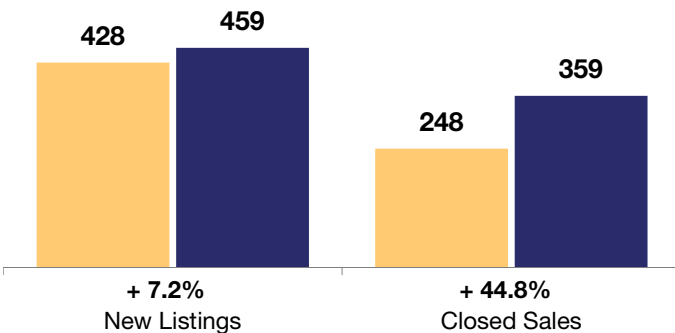
* Does not account for seller concessions. | ** Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

January

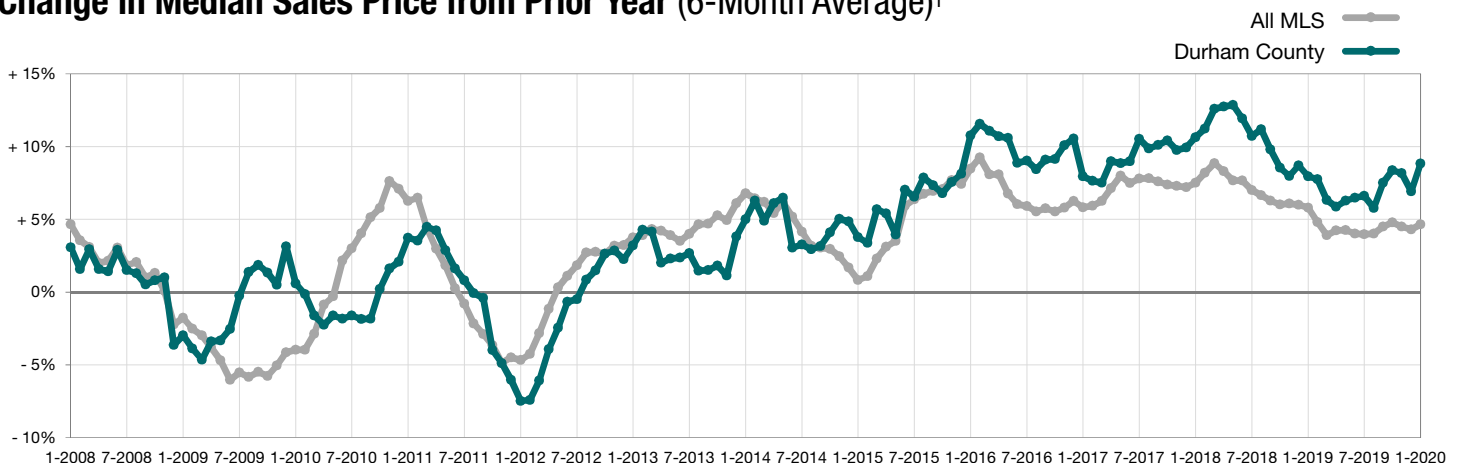
2019 2020

Year to Date

2019 2020



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