

# Local Market Update – February 2020

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Durham County

**- 20.3%**

Change in  
New Listings

**- 30.0%**

Change in  
Closed Sales

**+ 1.4%**

Change in  
Median Sales Price

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	454	362	- 20.3%	882	824	- 6.6%
Closed Sales	337	236	- 30.0%	585	605	+ 3.4%
Median Sales Price*	\$265,500	\$269,250	+ 1.4%	\$252,000	\$276,400	+ 9.7%
Average Sales Price*	\$291,060	\$293,182	+ 0.7%	\$278,602	\$302,296	+ 8.5%
Total Dollar Volume (in millions)*	\$98.1	\$69.2	- 29.5%	\$163.0	\$182.9	+ 12.2%
Percent of Original List Price Received*	98.2%	97.9%	- 0.3%	97.8%	97.7%	- 0.1%
Percent of List Price Received*	99.6%	99.0%	- 0.6%	99.2%	98.7%	- 0.5%
Days on Market Until Sale**	36	37	+ 2.8%	32	36	+ 12.5%
Inventory of Homes for Sale	0	685	--	--	--	--
Months Supply of Inventory	0.0	1.6	--	--	--	--

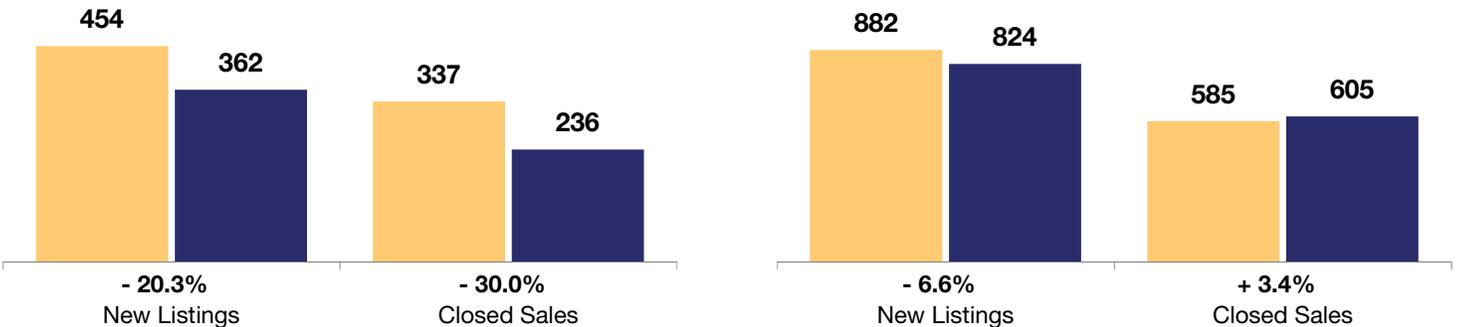
\* Does not account for seller concessions. | \*\* Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

### February

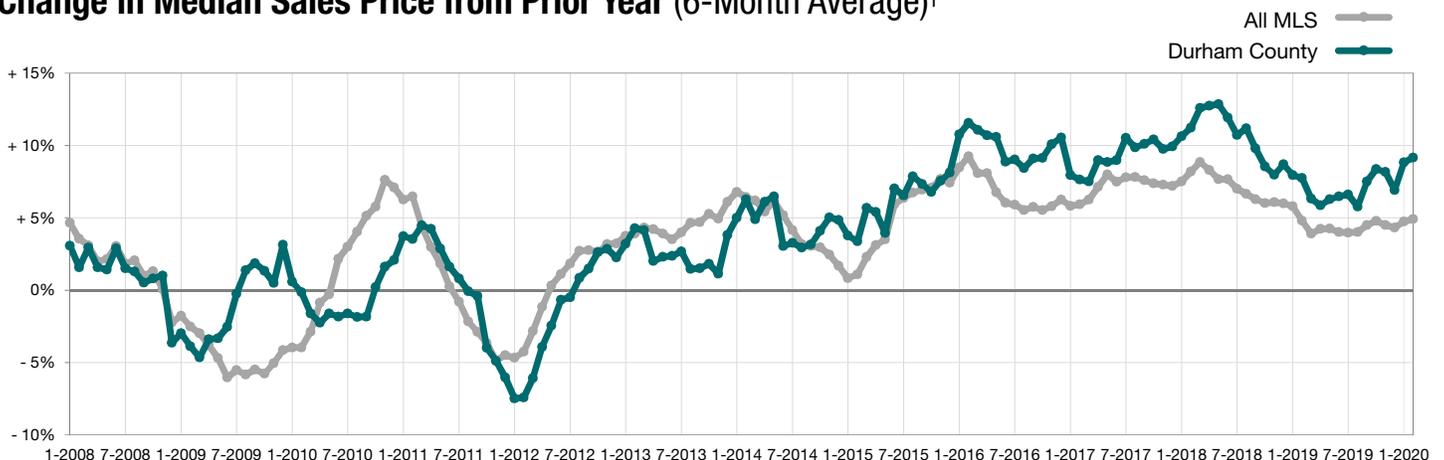
2019 2020

### 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