

# Local Market Update – May 2020

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Durham County

**- 28.4%**

Change in  
New Listings

**- 34.2%**

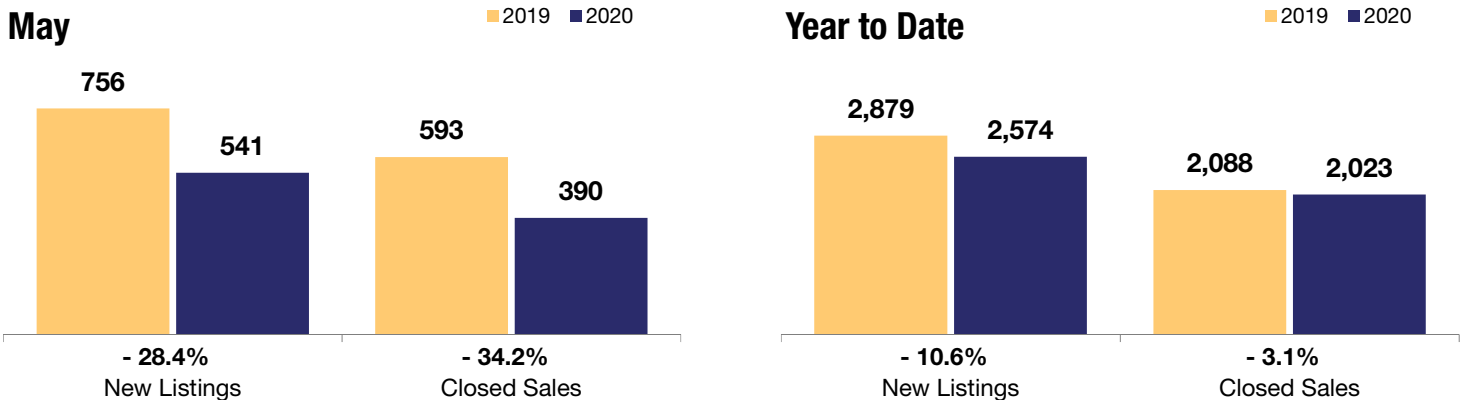
Change in  
Closed Sales

**+ 2.5%**

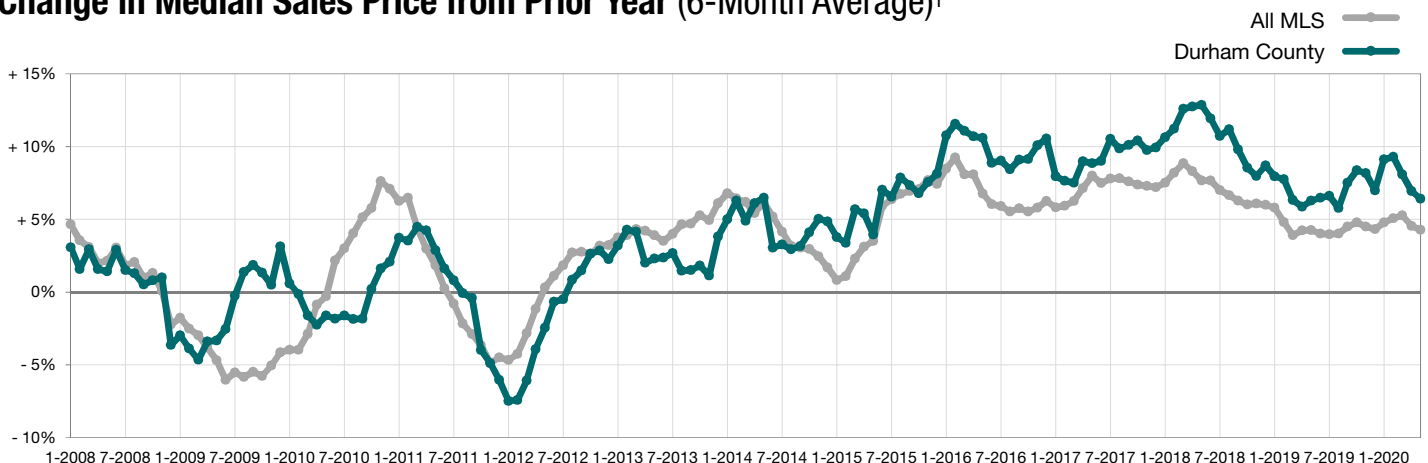
Change in  
Median Sales Price

	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	756	541	- 28.4%	2,879	2,574	- 10.6%
Closed Sales	593	390	- 34.2%	2,088	2,023	- 3.1%
Median Sales Price*	\$278,000	\$285,000	+ 2.5%	\$265,700	\$282,000	+ 6.1%
Average Sales Price*	\$299,724	\$316,867	+ 5.7%	\$293,974	\$308,561	+ 5.0%
Total Dollar Volume (in millions)*	\$177.7	\$123.6	- 30.5%	\$613.8	\$624.2	+ 1.7%
Percent of Original List Price Received*	99.5%	98.9%	- 0.6%	98.8%	98.7%	- 0.1%
Percent of List Price Received*	100.2%	99.5%	- 0.7%	99.7%	99.4%	- 0.3%
Days on Market Until Sale**	16	19	+ 18.8%	25	27	+ 8.0%
Inventory of Homes for Sale	851	690	- 18.9%	--	--	--
Months Supply of Inventory	2.0	1.5	- 25.0%	--	--	--

\* 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