## **Local Market Update – July 2020**

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## **Chatham County**

+ 32.0%

+ 14.6%

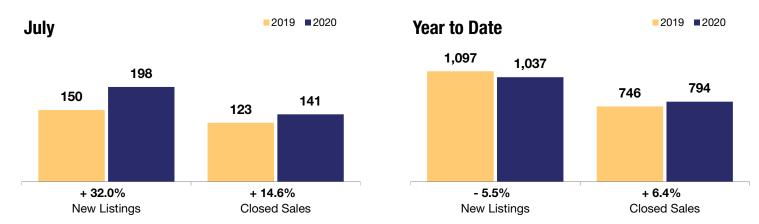
+ 16.1%

Change in New Listings Change in Closed Sales

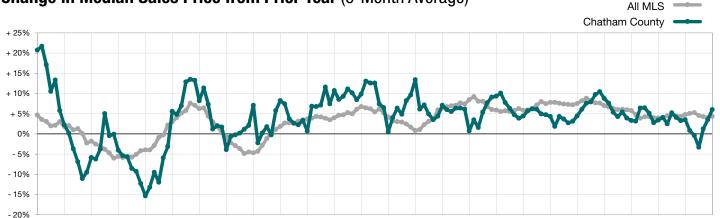
Change in Median Sales Price

		July			Year to Date		
	2019	2020	+/-	2019	2020	+/-	
New Listings	150	198	+ 32.0%	1,097	1,037	- 5.5%	
Closed Sales	123	141	+ 14.6%	746	794	+ 6.4%	
Median Sales Price*	\$391,799	\$455,000	+ 16.1%	\$404,000	\$426,000	+ 5.4%	
Average Sales Price*	\$415,851	\$466,352	+ 12.1%	\$439,056	\$467,976	+ 6.6%	
Total Dollar Volume (in millions)*	\$51.1	\$65.8	+ 28.6%	\$327.5	\$371.6	+ 13.4%	
Percent of Original List Price Received*	98.0%	97.9%	- 0.1%	97.9%	97.2%	- 0.7%	
Percent of List Price Received*	98.9%	98.7%	- 0.2%	98.7%	98.4%	- 0.3%	
Days on Market Until Sale**	35	49	+ 40.0%	49	54	+ 10.2%	
Inventory of Homes for Sale	505	322	- 36.2%				
Months Supply of Inventory	4.9	2.7	- 44.9%				

<sup>\*</sup> 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)†



 $1-2008\, 7-2008\, 1-2009\, 7-2009\, 1-2010\, 7-2010\, 1-2011\, 7-2011\, 1-2012\, 7-2012\, 1-2013\, 7-2013\, 1-2014\, 7-2014\, 1-2015\, 7-2015\, 1-2016\, 7-2016\, 1-2017\, 7-2017\, 1-2018\, 7-2018\, 1-2019\, 7-2019\, 1-2020\, 7-2020\, 1-2019\, 1-20$ 

<sup>†</sup> 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