

Local Market Update – October 2020

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Durham County

+ 7.3%

Change in
New Listings

+ 30.8%

Change in
Closed Sales

+ 8.2%

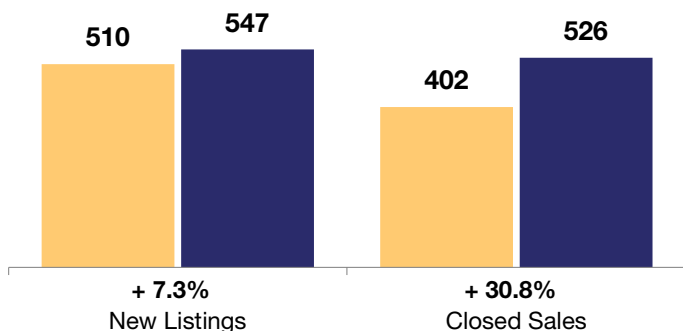
Change in
Median Sales Price

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	510	547	+ 7.3%	5,659	5,372	- 5.1%
Closed Sales	402	526	+ 30.8%	4,591	4,690	+ 2.2%
Median Sales Price*	\$272,750	\$295,000	+ 8.2%	\$270,155	\$287,500	+ 6.4%
Average Sales Price*	\$294,530	\$330,000	+ 12.0%	\$298,347	\$319,190	+ 7.0%
Total Dollar Volume (in millions)*	\$118.4	\$173.6	+ 46.6%	\$1,369.1	\$1,496.7	+ 9.3%
Percent of Original List Price Received*	98.3%	100.1%	+ 1.8%	98.8%	99.3%	+ 0.5%
Percent of List Price Received*	99.4%	100.7%	+ 1.3%	99.7%	99.9%	+ 0.2%
Days on Market Until Sale**	24	15	- 37.5%	22	22	0.0%
Inventory of Homes for Sale	976	523	- 46.4%	--	--	--
Months Supply of Inventory	2.2	1.1	- 50.0%	--	--	--

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

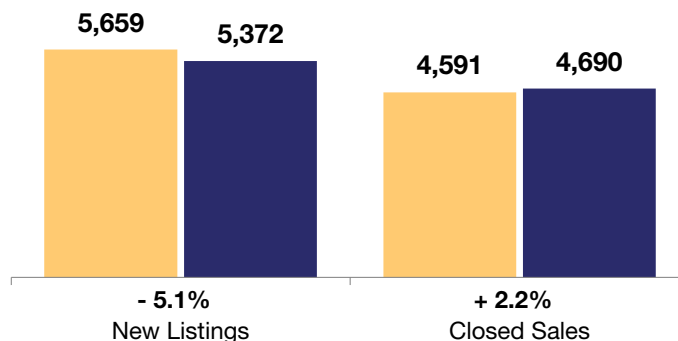
October

2019 2020

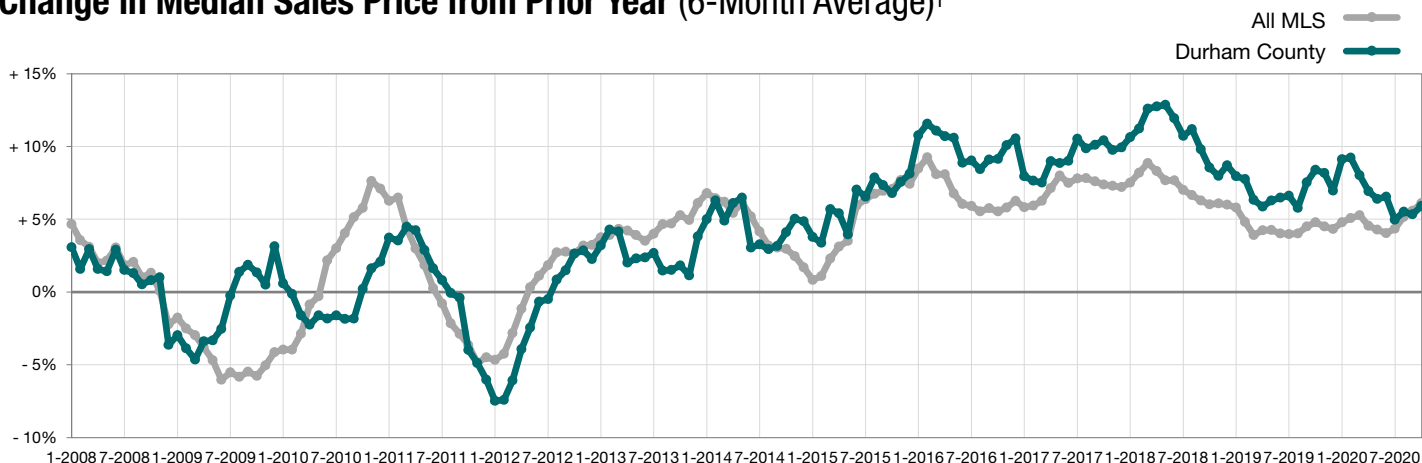


Year to Date

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