

# Local Market Update – December 2020

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Durham

**+ 9.8%**

Change in  
New Listings

**+ 11.7%**

Change in  
Closed Sales

**+ 7.2%**

Change in  
Median Sales Price

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	327	359	+ 9.8%	6,015	5,857	- 2.6%
Closed Sales	445	497	+ 11.7%	5,141	5,435	+ 5.7%
Median Sales Price*	\$279,000	\$298,950	+ 7.2%	\$270,000	\$289,900	+ 7.4%
Average Sales Price*	\$328,495	\$331,882	+ 1.0%	\$302,755	\$322,490	+ 6.5%
Total Dollar Volume (in millions)*	\$146.2	\$164.9	+ 12.8%	\$1,556.2	\$1,752.4	+ 12.6%
Percent of Original List Price Received*	98.5%	100.1%	+ 1.6%	98.7%	99.4%	+ 0.7%
Percent of List Price Received*	99.2%	100.2%	+ 1.0%	99.6%	100.0%	+ 0.4%
Days on Market Until Sale**	31	18	- 41.9%	23	21	- 8.7%
Inventory of Homes for Sale	772	426	- 44.8%	--	--	--
Months Supply of Inventory	1.8	0.9	- 50.0%	--	--	--

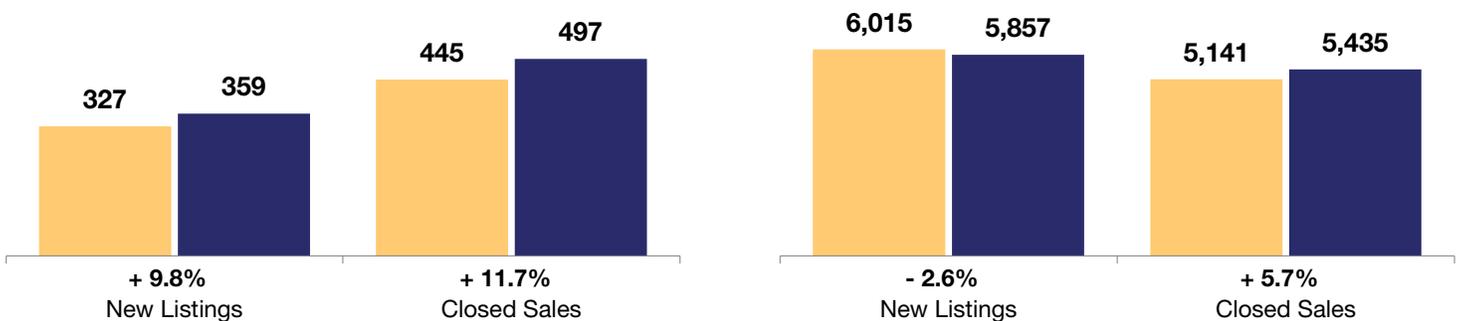
\* Does not account for seller concessions. | \*\* Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

### December

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