

Local Market Update – February 2021

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Durham

- 9.1%

Change in
New Listings

- 12.8%

Change in
Closed Sales

+ 4.4%

Change in
Median Sales Price

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	440	400	- 9.1%	890	778	- 12.6%
Closed Sales	375	327	- 12.8%	725	642	- 11.4%
Median Sales Price*	\$275,000	\$286,990	+ 4.4%	\$277,000	\$290,000	+ 4.7%
Average Sales Price*	\$306,217	\$326,319	+ 6.6%	\$310,617	\$331,866	+ 6.8%
Total Dollar Volume (in millions)*	\$114.8	\$106.7	- 7.1%	\$225.2	\$213.1	- 5.4%
Percent of Original List Price Received*	98.1%	100.9%	+ 2.9%	97.7%	100.4%	+ 2.8%
Percent of List Price Received*	99.0%	100.9%	+ 1.9%	98.8%	100.8%	+ 2.0%
Days on Market Until Sale**	35	18	- 48.6%	36	21	- 41.7%
Inventory of Homes for Sale	681	318	- 53.3%	--	--	--
Months Supply of Inventory	1.5	0.7	- 53.3%	--	--	--

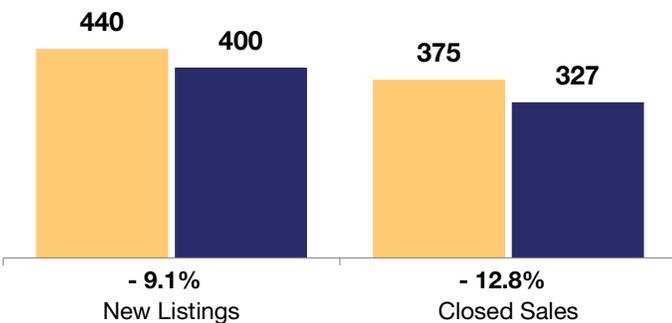
* Does not account for seller concessions. | ** Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

February

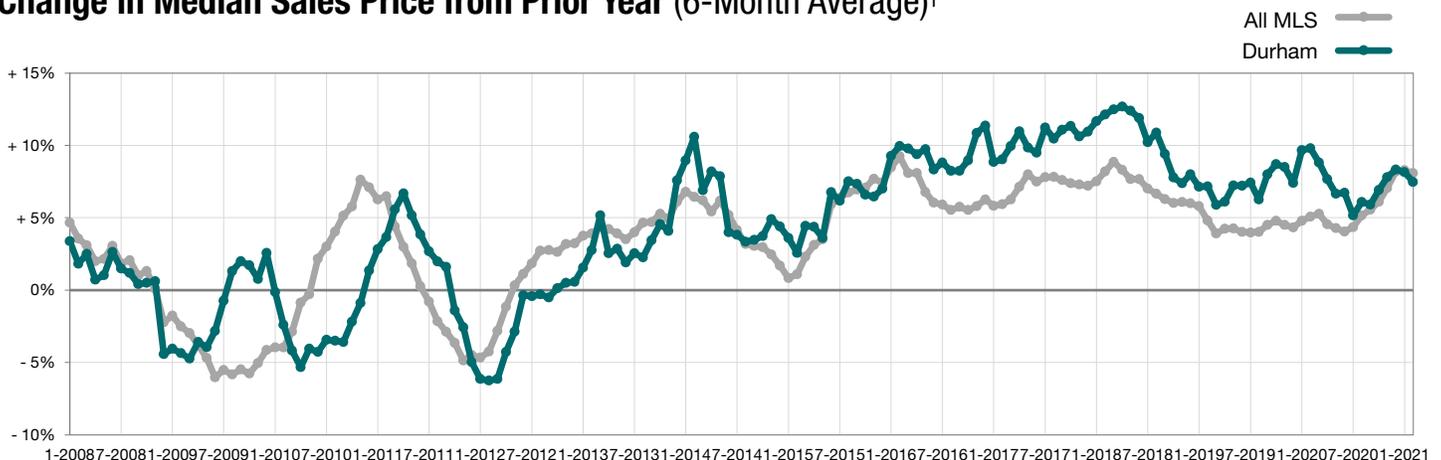
2020 2021

Year to Date

2020 2021



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