

# Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Durham County

**- 5.7%**

Change in  
New Listings

**+ 27.2%**

Change in  
Closed Sales

**+ 16.0%**

Change in  
Median Sales Price

	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	617	582	- 5.7%	1,559	1,404	- 9.9%
Closed Sales	364	463	+ 27.2%	1,132	1,137	+ 0.4%
Median Sales Price*	\$280,238	\$325,000	+ 16.0%	\$279,700	\$304,900	+ 9.0%
Average Sales Price*	\$308,523	\$358,910	+ 16.3%	\$307,528	\$341,053	+ 10.9%
Total Dollar Volume (in millions)*	\$112.3	\$166.2	+ 48.0%	\$348.1	\$387.8	+ 11.4%
Percent of Original List Price Received*	99.0%	102.4%	+ 3.4%	98.2%	101.4%	+ 3.3%
Percent of List Price Received*	99.5%	102.4%	+ 2.9%	99.0%	101.5%	+ 2.5%
Days on Market Until Sale**	28	15	- 46.4%	33	18	- 45.5%
Inventory of Homes for Sale	780	273	- 65.0%	--	--	--
Months Supply of Inventory	1.7	0.5	- 70.6%	--	--	--

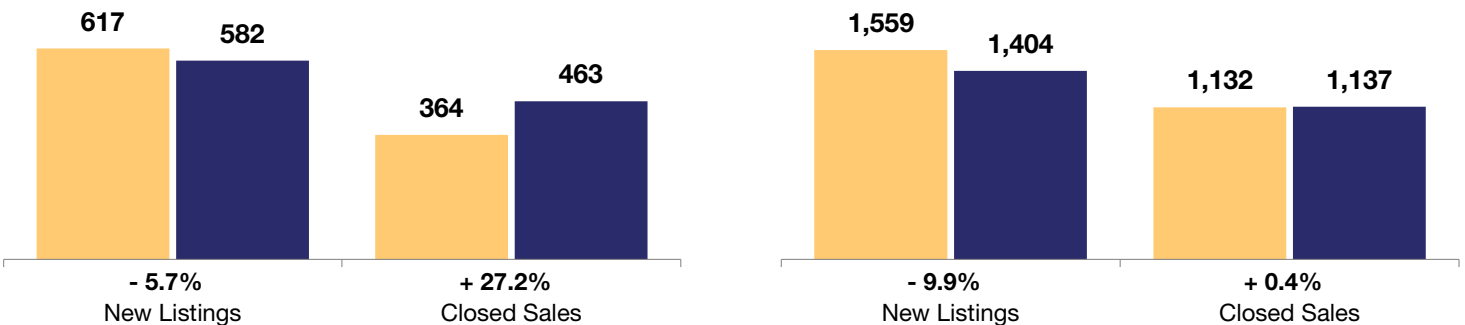
\* Does not account for seller concessions. | \*\* Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

### March

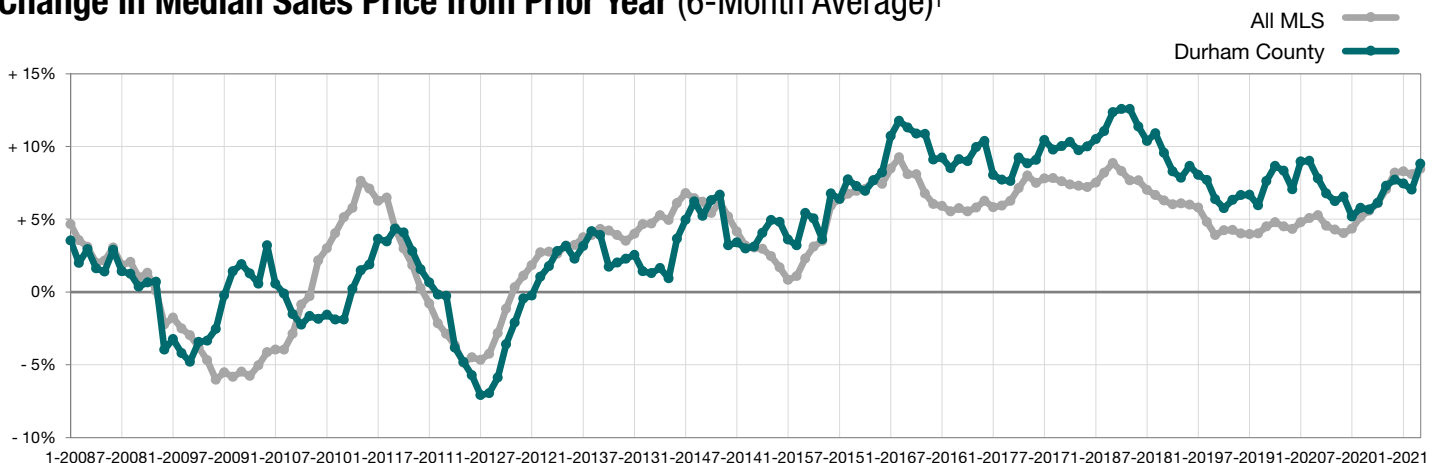
2020 2021

### 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