Local Market Update – July 2021

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Durham County

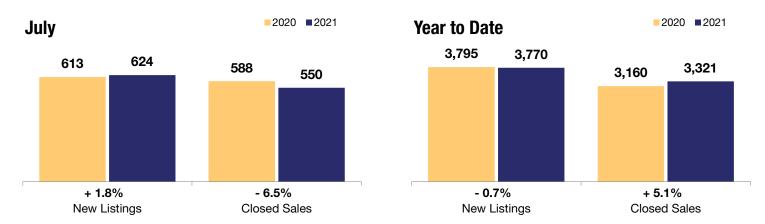
+ 1.8% - 6.5% + 21.9%

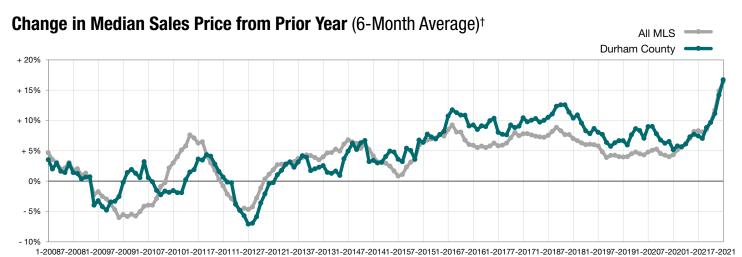
Change in Change in New Listings Closed Sales

Change in Median Sales Price

		July			Year to Date		
	2020	2021	+/-	2020	2021	+/-	
New Listings	613	624	+ 1.8%	3,795	3,770	- 0.7%	
Closed Sales	588	550	- 6.5%	3,160	3,321	+ 5.1%	
Median Sales Price*	\$291,250	\$355,000	+ 21.9%	\$285,000	\$329,310	+ 15.5%	
Average Sales Price*	\$322,592	\$393,618	+ 22.0%	\$312,973	\$373,088	+ 19.2%	
Total Dollar Volume (in millions)*	\$189.7	\$216.5	+ 14.1%	\$988.7	\$1,239.0	+ 25.3%	
Percent of Original List Price Received*	99.5%	106.6%	+ 7.1%	98.9%	104.3%	+ 5.5%	
Percent of List Price Received*	100.2%	106.4%	+ 6.2%	99.6%	104.4%	+ 4.8%	
Days on Market Until Sale**	18	6	- 66.7%	24	12	- 50.0%	
Inventory of Homes for Sale	714	367	- 48.6%				
Months Supply of Inventory	1.6	0.7	- 56.3%				

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





[†] 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