

Local Market Update – October 2021

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Orange County

- 25.0%

Change in
New Listings

- 2.5%

Change in
Closed Sales

+ 24.4%

Change in
Median Sales Price

	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	192	144	- 25.0%	1,839	1,960	+ 6.6%
Closed Sales	158	154	- 2.5%	1,558	1,681	+ 7.9%
Median Sales Price*	\$320,846	\$399,000	+ 24.4%	\$325,000	\$409,990	+ 26.2%
Average Sales Price*	\$445,456	\$476,408	+ 6.9%	\$407,000	\$482,894	+ 18.6%
Total Dollar Volume (in millions)*	\$70.4	\$72.9	+ 3.6%	\$633.3	\$810.8	+ 28.0%
Percent of Original List Price Received*	100.3%	103.2%	+ 2.9%	98.6%	103.4%	+ 4.9%
Percent of List Price Received*	100.9%	103.5%	+ 2.6%	99.5%	103.8%	+ 4.3%
Days on Market Until Sale**	28	12	- 57.1%	36	17	- 52.8%
Inventory of Homes for Sale	258	116	- 55.0%	--	--	--
Months Supply of Inventory	1.7	0.6	- 64.7%	--	--	--

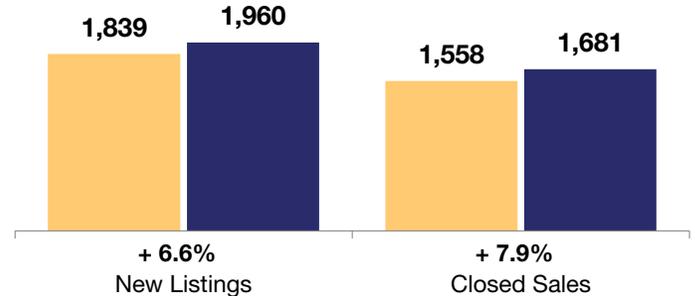
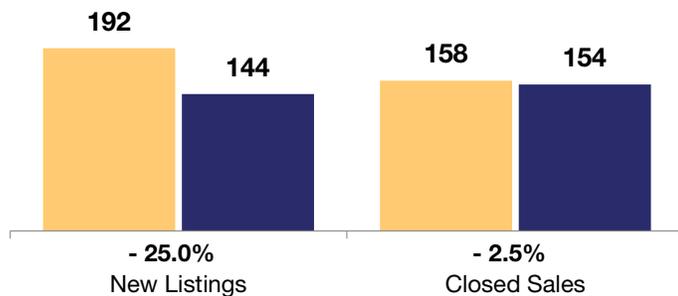
* Does not account for seller concessions. | ** Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

October

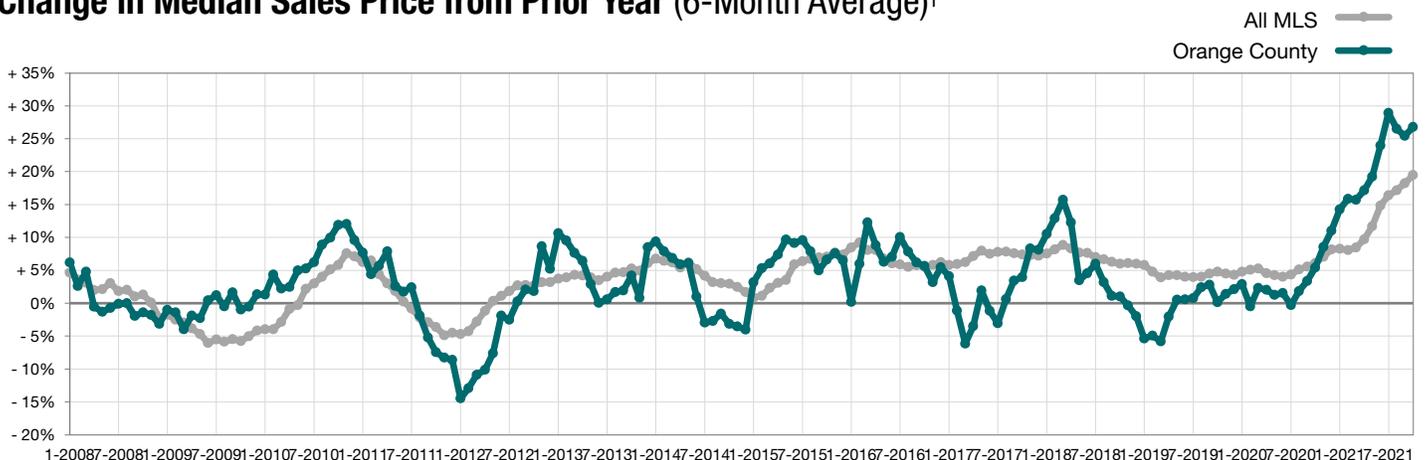
2020 2021

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

Chapel Hill / Carrboro

- 27.6%

Change in
New Listings

- 1.9%

Change in
Closed Sales

+ 12.9%

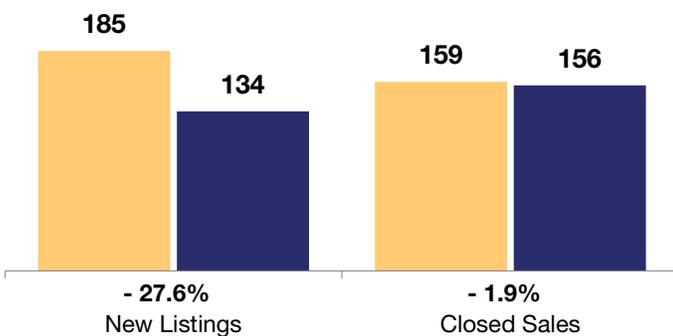
Change in
Median Sales Price

	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	185	134	- 27.6%	1,891	1,899	+ 0.4%
Closed Sales	159	156	- 1.9%	1,508	1,815	+ 20.4%
Median Sales Price*	\$446,000	\$503,500	+ 12.9%	\$418,000	\$491,140	+ 17.5%
Average Sales Price*	\$487,191	\$542,160	+ 11.3%	\$461,364	\$546,391	+ 18.4%
Total Dollar Volume (in millions)*	\$77.5	\$84.6	+ 9.2%	\$695.3	\$991.2	+ 42.6%
Percent of Original List Price Received*	98.8%	103.2%	+ 4.5%	98.1%	102.9%	+ 4.9%
Percent of List Price Received*	99.9%	103.3%	+ 3.4%	99.2%	103.3%	+ 4.1%
Days on Market Until Sale**	42	15	- 64.3%	40	19	- 52.5%
Inventory of Homes for Sale	310	112	- 63.9%	--	--	--
Months Supply of Inventory	2.0	0.6	- 70.0%	--	--	--

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

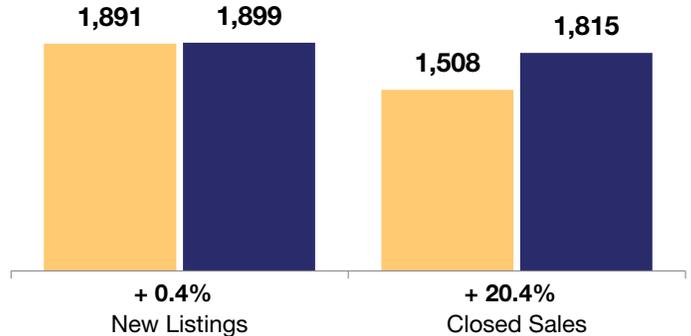
October

2020 2021

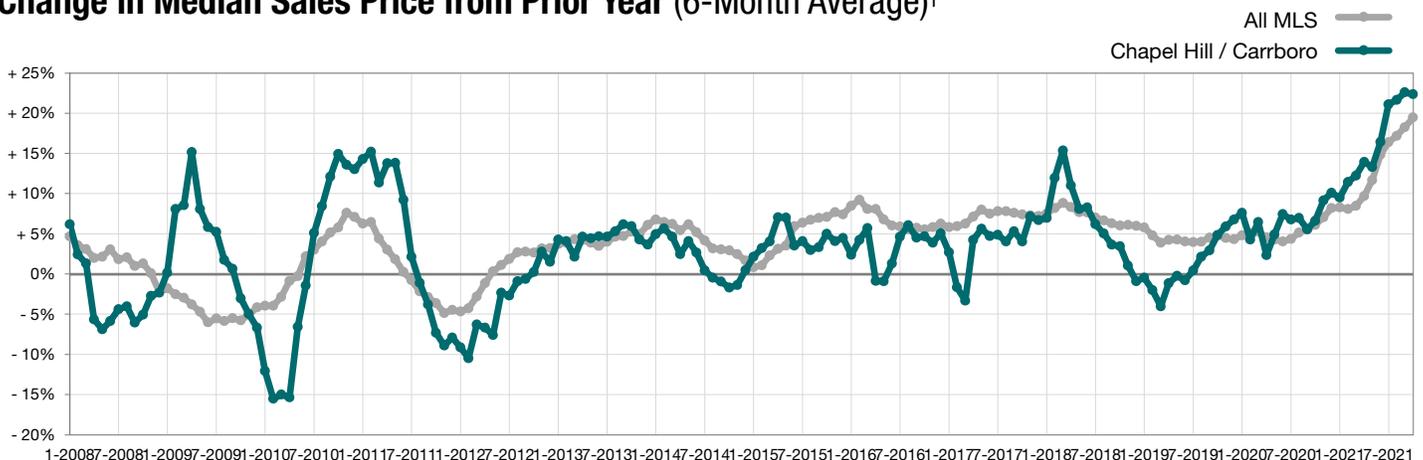


Year to Date

2020 2021



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