

# Local Market Update – November 2021

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Orange County

**+ 9.7%**

Change in  
New Listings

**+ 24.3%**

Change in  
Closed Sales

**- 4.4%**

Change in  
Median Sales Price

	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	113	124	+ 9.7%	1,951	2,088	+ 7.0%
Closed Sales	152	189	+ 24.3%	1,710	1,873	+ 9.5%
Median Sales Price*	\$401,500	<b>\$384,000</b>	- 4.4%	\$327,875	<b>\$405,000</b>	+ 23.5%
Average Sales Price*	\$456,812	<b>\$474,871</b>	+ 4.0%	\$411,433	<b>\$481,927</b>	+ 17.1%
Total Dollar Volume (in millions)*	\$69.4	<b>\$89.8</b>	+ 29.3%	\$702.7	<b>\$901.7</b>	+ 28.3%
Percent of Original List Price Received*	98.6%	<b>103.5%</b>	+ 5.0%	98.6%	<b>103.4%</b>	+ 4.9%
Percent of List Price Received*	99.6%	<b>103.2%</b>	+ 3.6%	99.5%	<b>103.7%</b>	+ 4.2%
Days on Market Until Sale**	34	<b>13</b>	- 61.8%	36	<b>17</b>	- 52.8%
Inventory of Homes for Sale	199	<b>109</b>	- 45.2%	--	--	--
Months Supply of Inventory	1.3	<b>0.6</b>	- 53.8%	--	--	--

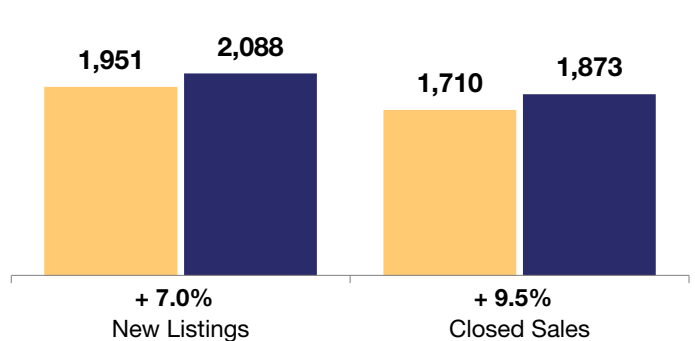
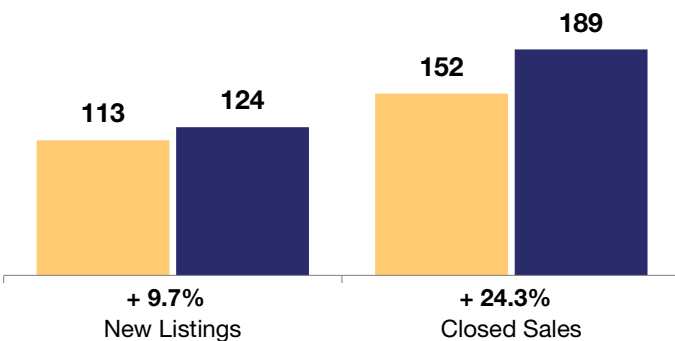
\* Does not account for seller concessions. | \*\* Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

### November

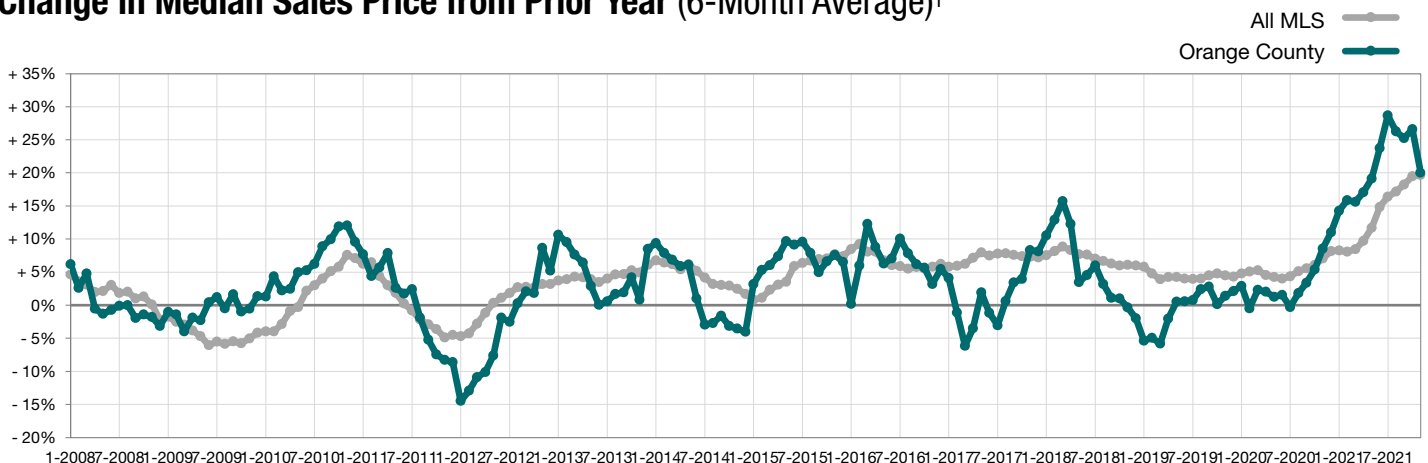
2020 2021

### 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

**0.0%**

Change in  
New Listings

**+ 9.6%**

Change in  
Closed Sales

**+ 12.7%**

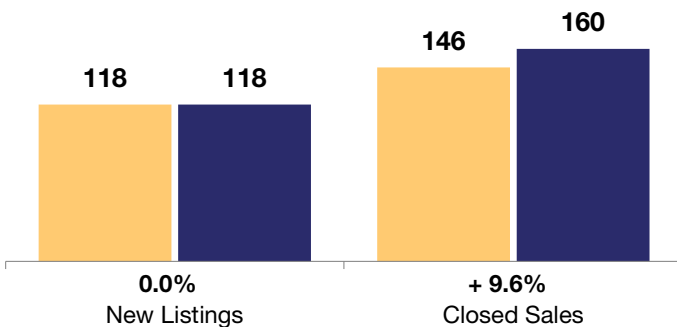
Change in  
Median Sales Price

	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	118	118	0.0%	2,009	2,020	+ 0.5%
Closed Sales	146	160	+ 9.6%	1,654	1,977	+ 19.5%
Median Sales Price*	\$490,000	\$552,058	+ 12.7%	\$425,000	\$496,000	+ 16.7%
Average Sales Price*	\$527,542	\$594,976	+ 12.8%	\$467,209	\$550,164	+ 17.8%
Total Dollar Volume (in millions)*	\$77.0	\$95.2	+ 23.6%	\$772.3	\$1,087.1	+ 40.8%
Percent of Original List Price Received*	98.5%	103.2%	+ 4.8%	98.2%	102.9%	+ 4.8%
Percent of List Price Received*	99.6%	103.2%	+ 3.6%	99.2%	103.2%	+ 4.0%
Days on Market Until Sale**	41	13	- 68.3%	40	19	- 52.5%
Inventory of Homes for Sale	267	109	- 59.2%	--	--	--
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.

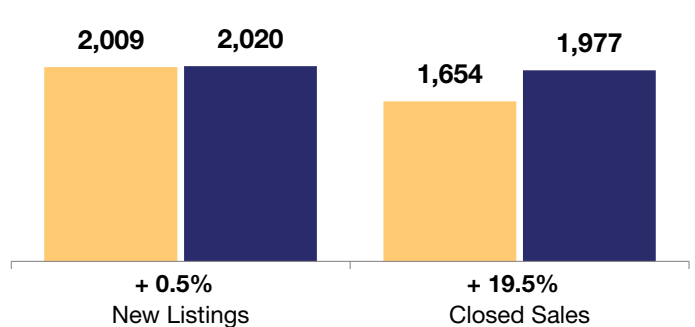
### November

2020 2021

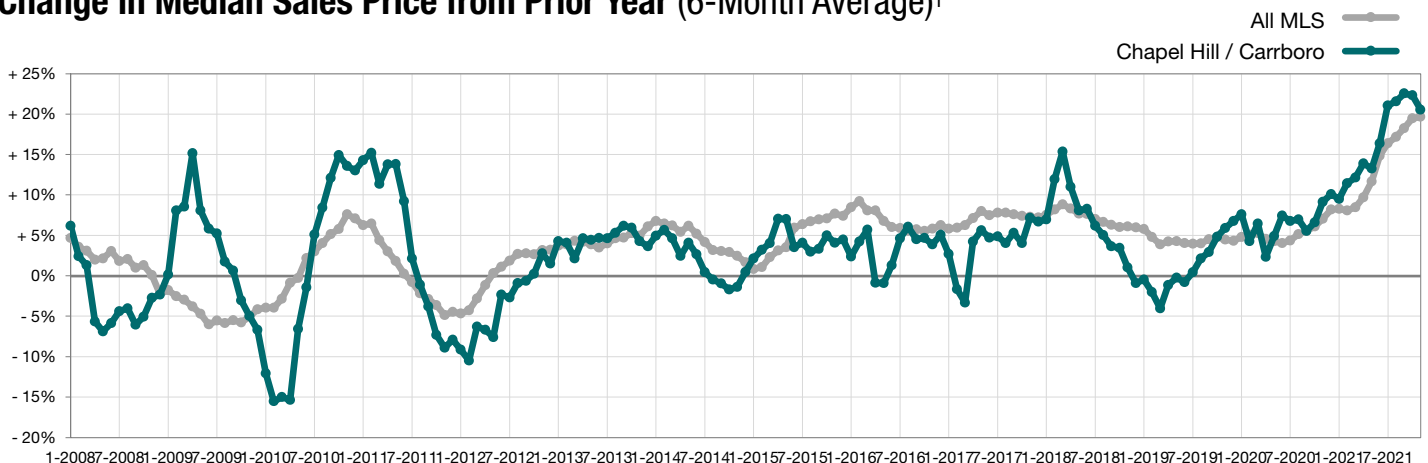


### Year to Date

2020 2021



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