

# Local Market Update – December 2021

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Durham County

**- 11.5%**

Change in  
New Listings

**+ 4.0%**

Change in  
Closed Sales

**+ 33.3%**

Change in  
Median Sales Price

	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	384	340	- 11.5%	6,211	6,231	+ 0.3%
Closed Sales	526	547	+ 4.0%	5,744	5,933	+ 3.3%
Median Sales Price*	\$300,000	\$400,000	+ 33.3%	\$290,000	\$349,187	+ 20.4%
Average Sales Price*	\$336,176	\$436,703	+ 29.9%	\$321,576	\$387,030	+ 20.4%
Total Dollar Volume (in millions)*	\$176.8	\$238.9	+ 35.1%	\$1,846.8	\$2,296.3	+ 24.3%
Percent of Original List Price Received*	100.1%	102.3%	+ 2.2%	99.4%	103.9%	+ 4.5%
Percent of List Price Received*	100.3%	102.7%	+ 2.4%	100.0%	104.1%	+ 4.1%
Days on Market Until Sale**	18	16	- 11.1%	21	12	- 42.9%
Inventory of Homes for Sale	489	345	- 29.4%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--

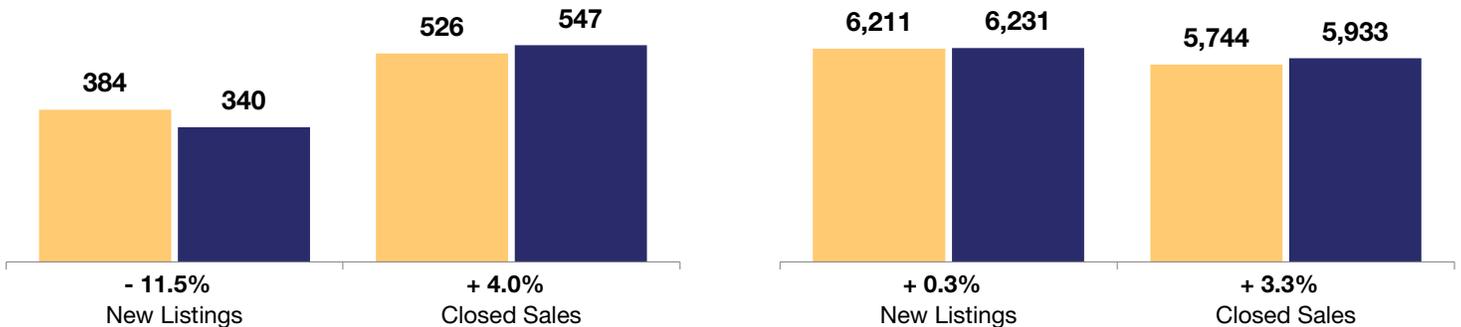
\* Does not account for seller concessions. | \*\* Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

### December

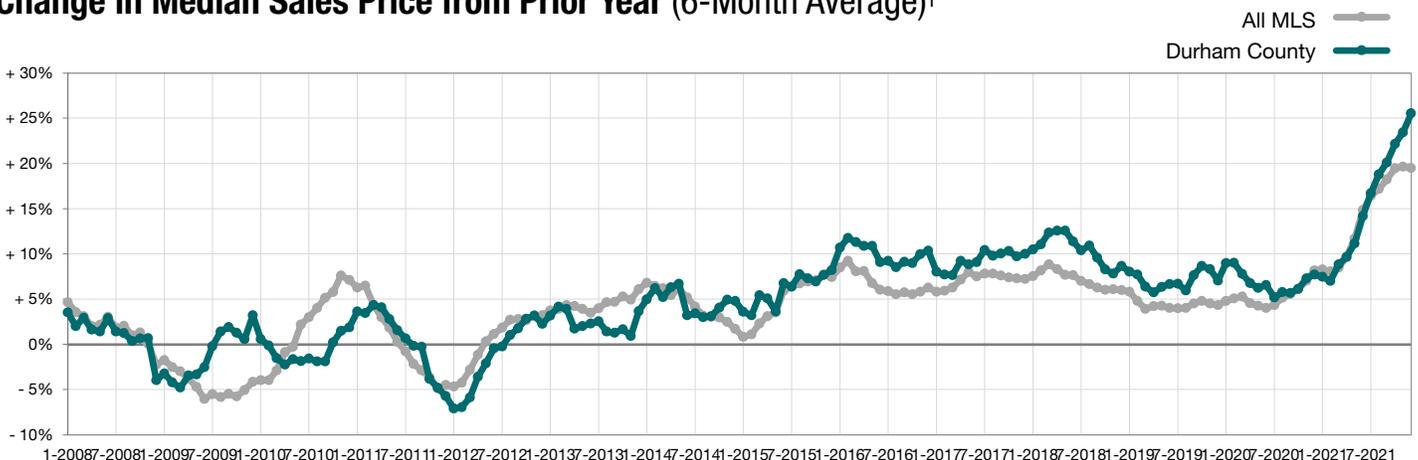
2020 2021

### 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