

# Local Market Update – December 2020

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Durham County

**+ 8.4%**

Change in  
New Listings

**+ 9.2%**

Change in  
Closed Sales

**+ 7.5%**

Change in  
Median Sales Price

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	346	<b>375</b>	+ 8.4%	6,395	<b>6,172</b>	- 3.5%
Closed Sales	479	<b>523</b>	+ 9.2%	5,508	<b>5,741</b>	+ 4.2%
Median Sales Price*	\$278,900	<b>\$299,900</b>	+ 7.5%	\$271,862	<b>\$290,000</b>	+ 6.7%
Average Sales Price*	\$318,896	<b>\$331,566</b>	+ 4.0%	\$300,683	<b>\$321,149</b>	+ 6.8%
Total Dollar Volume (in millions)*	\$152.8	<b>\$173.4</b>	+ 13.5%	\$1,655.6	<b>\$1,843.4</b>	+ 11.3%
Percent of Original List Price Received*	98.4%	<b>100.1%</b>	+ 1.7%	98.7%	<b>99.4%</b>	+ 0.7%
Percent of List Price Received*	99.2%	<b>100.3%</b>	+ 1.1%	99.6%	<b>100.0%</b>	+ 0.4%
Days on Market Until Sale**	31	<b>18</b>	- 41.9%	23	<b>21</b>	- 8.7%
Inventory of Homes for Sale	800	<b>444</b>	- 44.5%	--	--	--
Months Supply of Inventory	1.7	<b>0.9</b>	- 47.1%	--	--	--

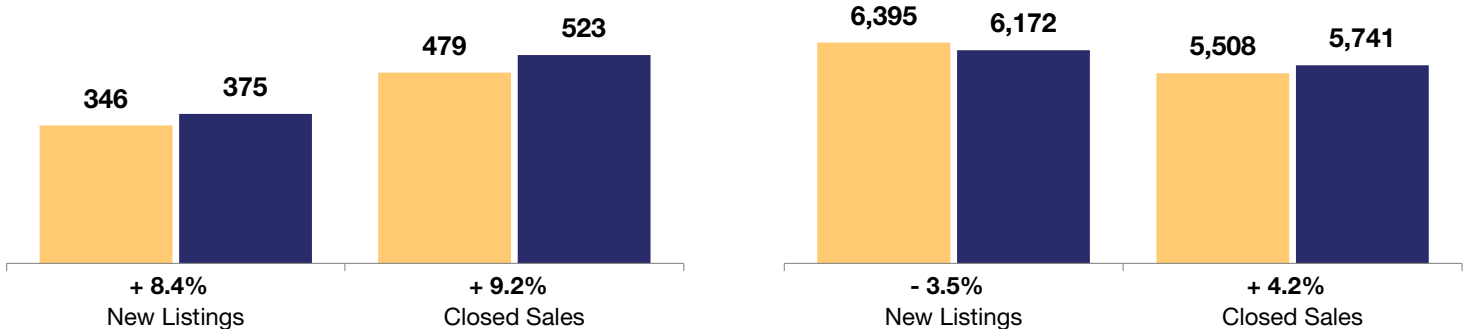
\* Does not account for seller concessions. | \*\* Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

### December

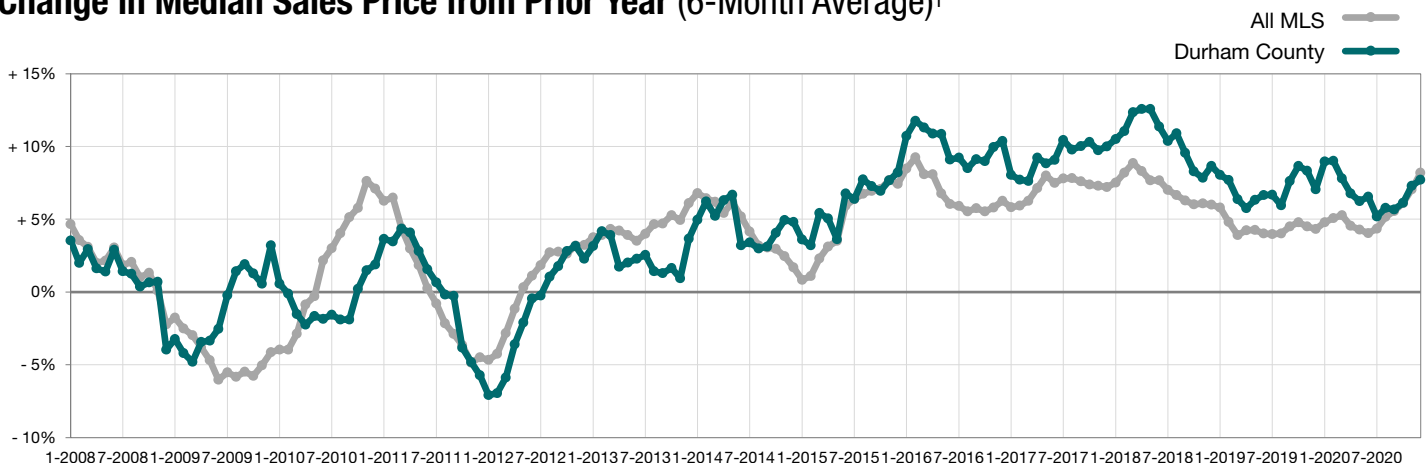
2019 2020

### Year to Date

2019 2020



### 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