

# Local Market Update – January 2021

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Chapel Hill / Carrboro

**+ 5.6%**

**+ 51.2%**

**- 4.5%**

Change in  
New Listings

Change in  
Closed Sales

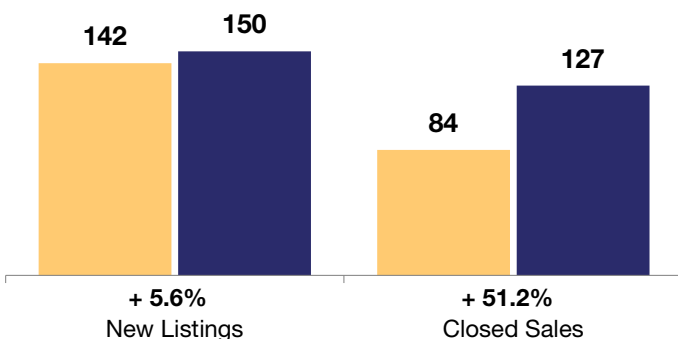
Change in  
Median Sales Price

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	142	150	+ 5.6%	142	150	+ 5.6%
Closed Sales	84	127	+ 51.2%	84	127	+ 51.2%
Median Sales Price*	\$387,500	<b>\$370,000</b>	- 4.5%	\$387,500	<b>\$370,000</b>	- 4.5%
Average Sales Price*	\$485,724	<b>\$409,671</b>	- 15.7%	\$485,724	<b>\$409,671</b>	- 15.7%
Total Dollar Volume (in millions)*	\$40.8	<b>\$52.0</b>	+ 27.5%	\$40.8	<b>\$52.0</b>	+ 27.5%
Percent of Original List Price Received*	94.4%	<b>98.8%</b>	+ 4.7%	94.4%	<b>98.8%</b>	+ 4.7%
Percent of List Price Received*	97.2%	<b>99.6%</b>	+ 2.5%	97.2%	<b>99.6%</b>	+ 2.5%
Days on Market Until Sale**	87	<b>30</b>	- 65.5%	87	<b>30</b>	- 65.5%
Inventory of Homes for Sale	339	<b>154</b>	- 54.6%	--	--	--
Months Supply of Inventory	2.2	<b>1.0</b>	- 54.5%	--	--	--

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

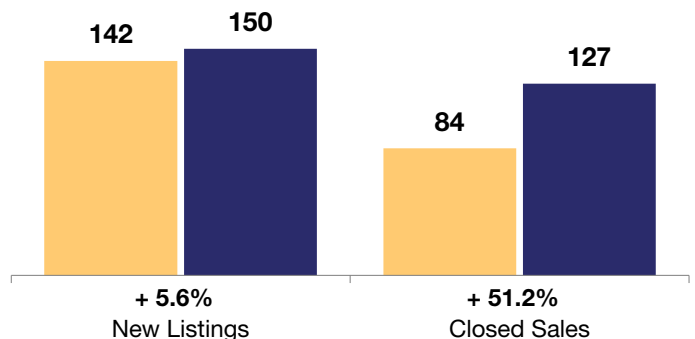
### January

2020 2021

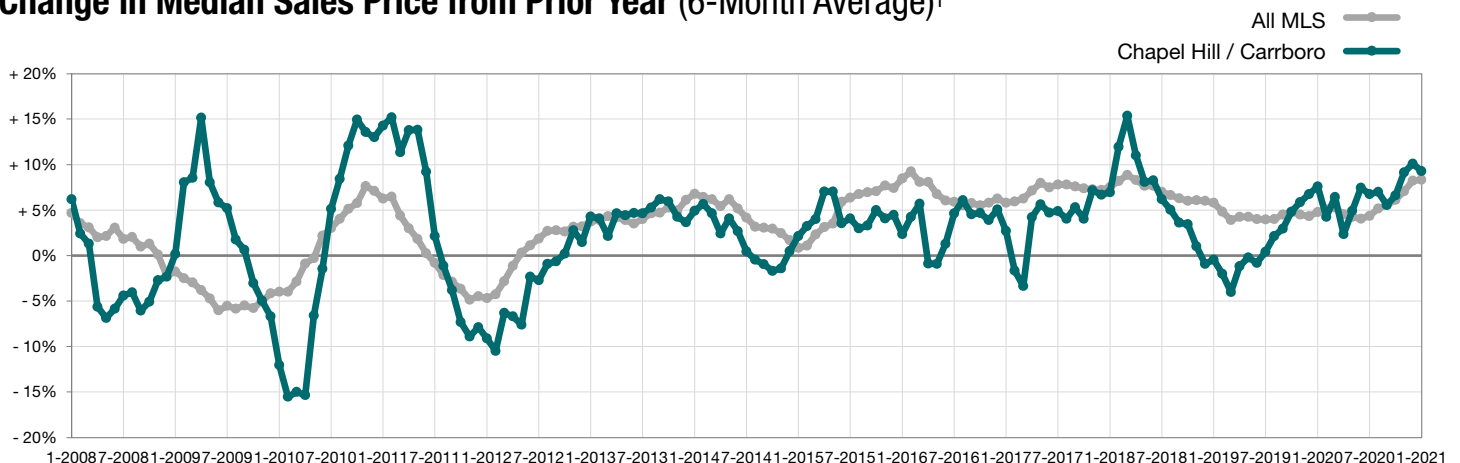


### Year to Date

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