

Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Chapel Hill / Carrboro

- 11.3%

+ 33.8%

+ 9.9%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	240	213	- 11.3%	572	517	- 9.6%
Closed Sales	139	186	+ 33.8%	321	435	+ 35.5%
Median Sales Price*	\$435,000	\$477,950	+ 9.9%	\$395,000	\$435,000	+ 10.1%
Average Sales Price*	\$491,326	\$507,670	+ 3.3%	\$449,426	\$474,883	+ 5.7%
Total Dollar Volume (in millions)*	\$68.3	\$94.4	+ 38.3%	\$144.3	\$206.6	+ 43.2%
Percent of Original List Price Received*	97.5%	101.2%	+ 3.8%	96.6%	100.4%	+ 3.9%
Percent of List Price Received*	98.7%	101.4%	+ 2.7%	98.4%	100.9%	+ 2.5%
Days on Market Until Sale**	57	31	- 45.6%	60	30	- 50.0%
Inventory of Homes for Sale	384	123	- 68.0%	--	--	--
Months Supply of Inventory	2.6	0.7	- 73.1%	--	--	--

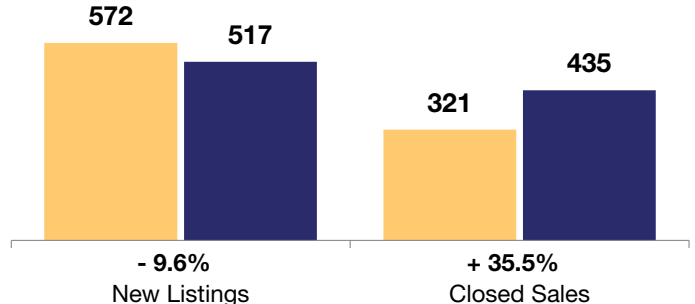
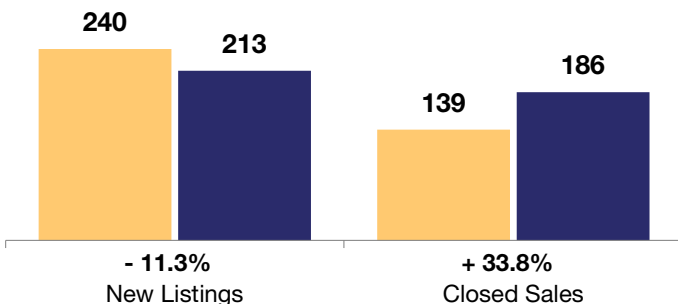
* Does not account for seller concessions. | ** Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

March

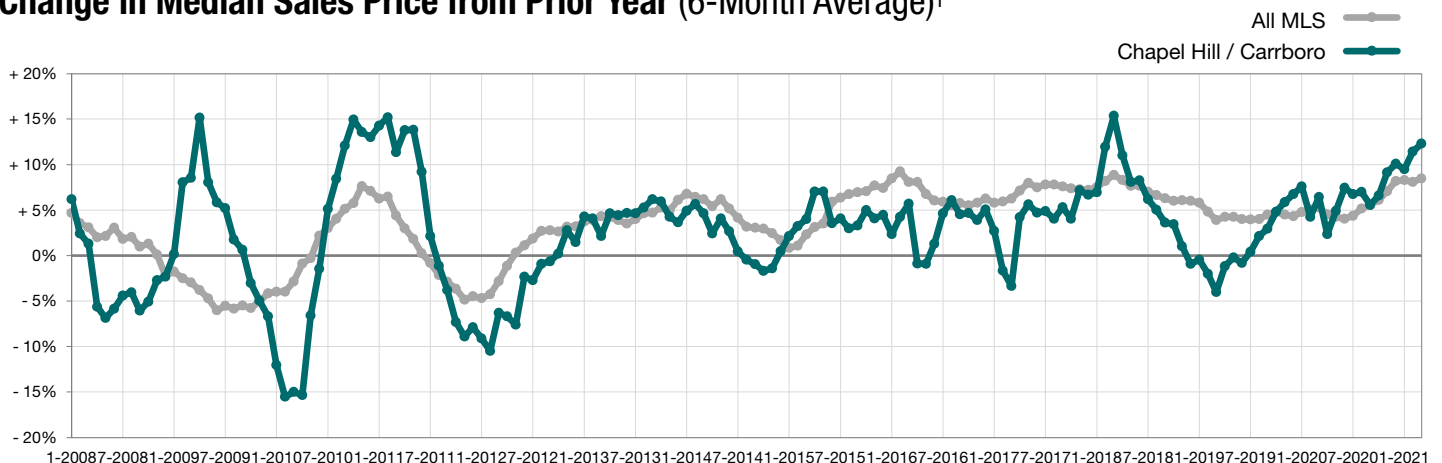
2020 2021

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