

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Chapel Hill / Carrboro

**+ 3.3%**

Change in  
New Listings

**+ 33.3%**

Change in  
Closed Sales

**+ 25.0%**

Change in  
Median Sales Price

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	212	219	+ 3.3%	929	1,003	+ 8.0%
Closed Sales	141	188	+ 33.3%	618	829	+ 34.1%
Median Sales Price*	\$448,000	\$560,000	+ 25.0%	\$407,500	\$462,853	+ 13.6%
Average Sales Price*	\$468,647	\$627,560	+ 33.9%	\$451,281	\$524,297	+ 16.2%
Total Dollar Volume (in millions)*	\$66.1	\$117.4	+ 77.6%	\$278.4	\$434.1	+ 55.9%
Percent of Original List Price Received*	99.0%	104.0%	+ 5.1%	97.8%	101.9%	+ 4.2%
Percent of List Price Received*	99.5%	103.9%	+ 4.4%	99.0%	102.2%	+ 3.2%
Days on Market Until Sale**	29	20	- 31.0%	47	27	- 42.6%
Inventory of Homes for Sale	395	120	- 69.6%	--	--	--
Months Supply of Inventory	2.9	0.7	- 75.9%	--	--	--

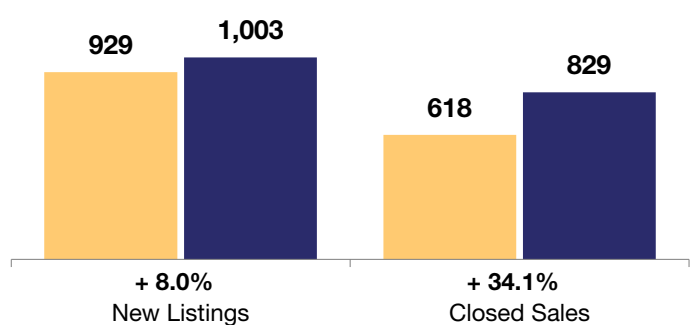
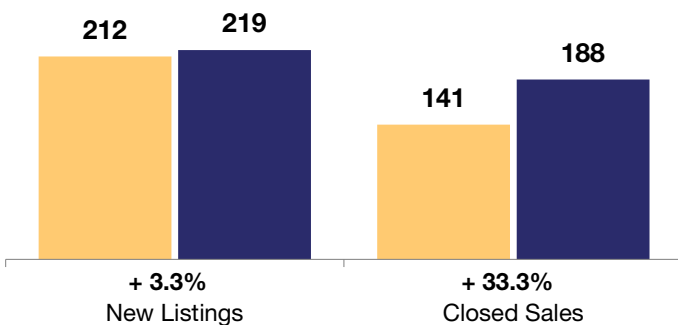
\* Does not account for seller concessions. | \*\* Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

### May

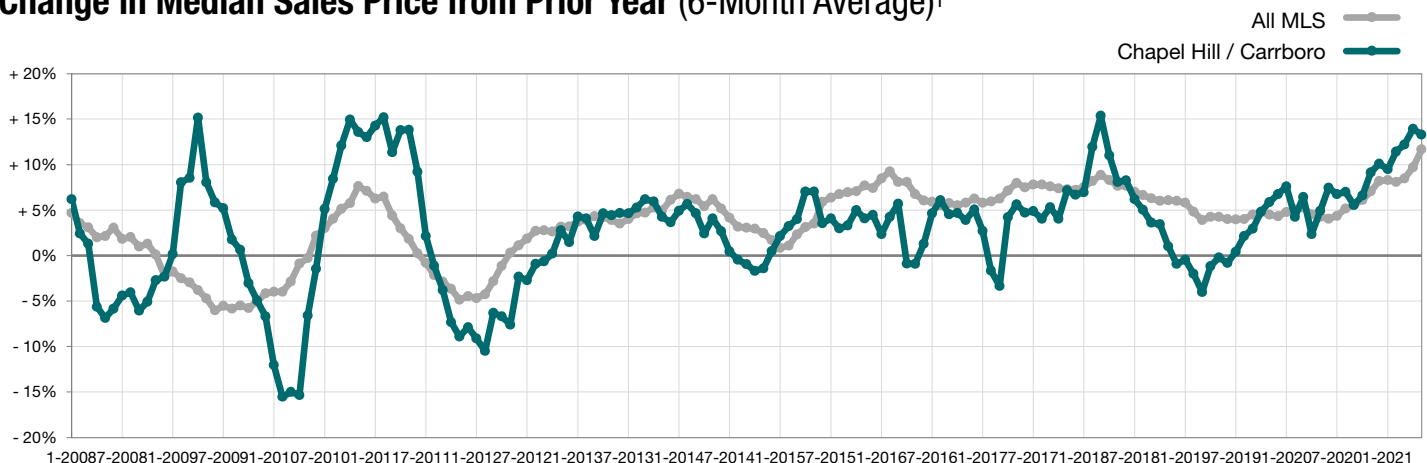
2020 2021

### 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