

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Chapel Hill / Carrboro

+ 81.4%

Change in
New Listings

+ 30.8%

Change in
Closed Sales

+ 18.0%

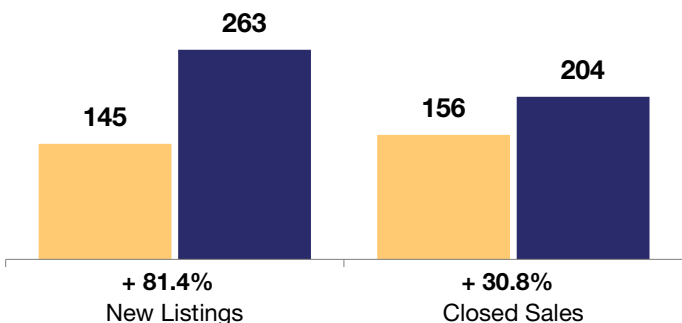
Change in
Median Sales Price

| | April | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2020 | 2021 | + / - | 2020 | 2021 | + / - |
| New Listings | 145 | 263 | + 81.4% | 717 | 781 | + 8.9% |
| Closed Sales | 156 | 204 | + 30.8% | 477 | 640 | + 34.2% |
| Median Sales Price* | \$394,900 | \$466,000 | + 18.0% | \$395,000 | \$443,250 | + 12.2% |
| Average Sales Price* | \$439,326 | \$536,028 | + 22.0% | \$446,137 | \$494,319 | + 10.8% |
| Total Dollar Volume (in millions)* | \$68.1 | \$109.3 | + 60.6% | \$212.4 | \$316.4 | + 49.0% |
| Percent of Original List Price Received* | 99.1% | 103.2% | + 4.1% | 97.4% | 101.3% | + 4.0% |
| Percent of List Price Received* | 99.8% | 103.7% | + 3.9% | 98.8% | 101.8% | + 3.0% |
| Days on Market Until Sale** | 38 | 28 | - 26.3% | 53 | 29 | - 45.3% |
| Inventory of Homes for Sale | 388 | 138 | - 64.4% | -- | -- | -- |
| Months Supply of Inventory | 2.8 | 0.8 | - 71.4% | -- | -- | -- |

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

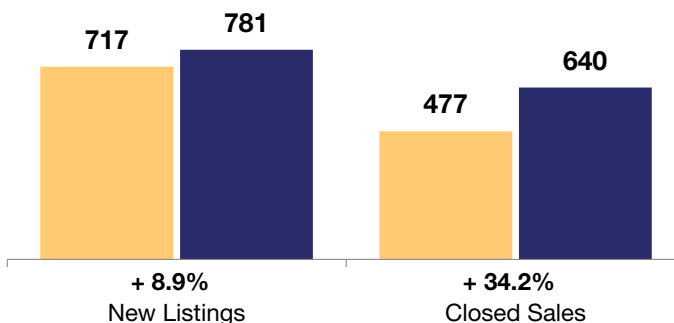
April

2020 2021

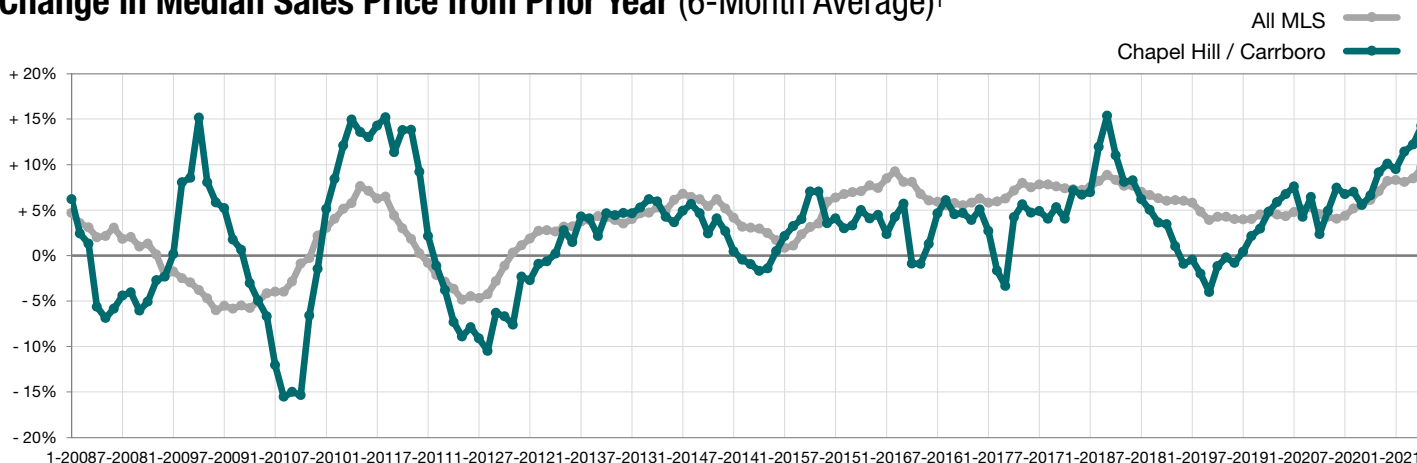


Year to Date

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