

# Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Chatham County

**- 7.1%**

Change in  
New Listings

**+ 4.1%**

Change in  
Closed Sales

**+ 10.5%**

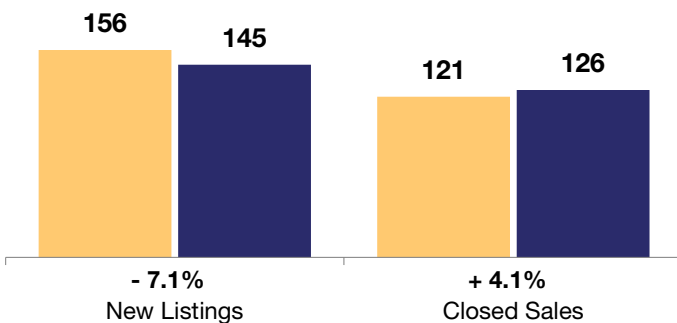
Change in  
Median Sales Price

	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	156	145	- 7.1%	418	384	- 8.1%
Closed Sales	121	126	+ 4.1%	294	311	+ 5.8%
Median Sales Price*	\$439,008	<b>\$485,156</b>	+ 10.5%	\$410,000	<b>\$458,000</b>	+ 11.7%
Average Sales Price*	\$470,953	<b>\$502,518</b>	+ 6.7%	\$469,262	<b>\$507,675</b>	+ 8.2%
Total Dollar Volume (in millions)*	\$57.0	<b>\$63.3</b>	+ 11.1%	\$138.0	<b>\$157.9</b>	+ 14.4%
Percent of Original List Price Received*	97.0%	<b>100.1%</b>	+ 3.2%	96.7%	<b>99.4%</b>	+ 2.8%
Percent of List Price Received*	98.0%	<b>100.5%</b>	+ 2.6%	98.0%	<b>100.0%</b>	+ 2.0%
Days on Market Until Sale**	58	<b>33</b>	- 43.1%	64	<b>40</b>	- 37.5%
Inventory of Homes for Sale	367	<b>135</b>	- 63.2%	--	--	--
Months Supply of Inventory	3.3	<b>1.0</b>	- 69.7%	--	--	--

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

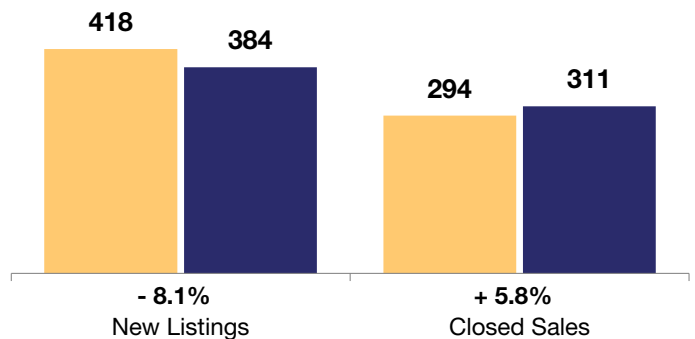
### March

2020 2021

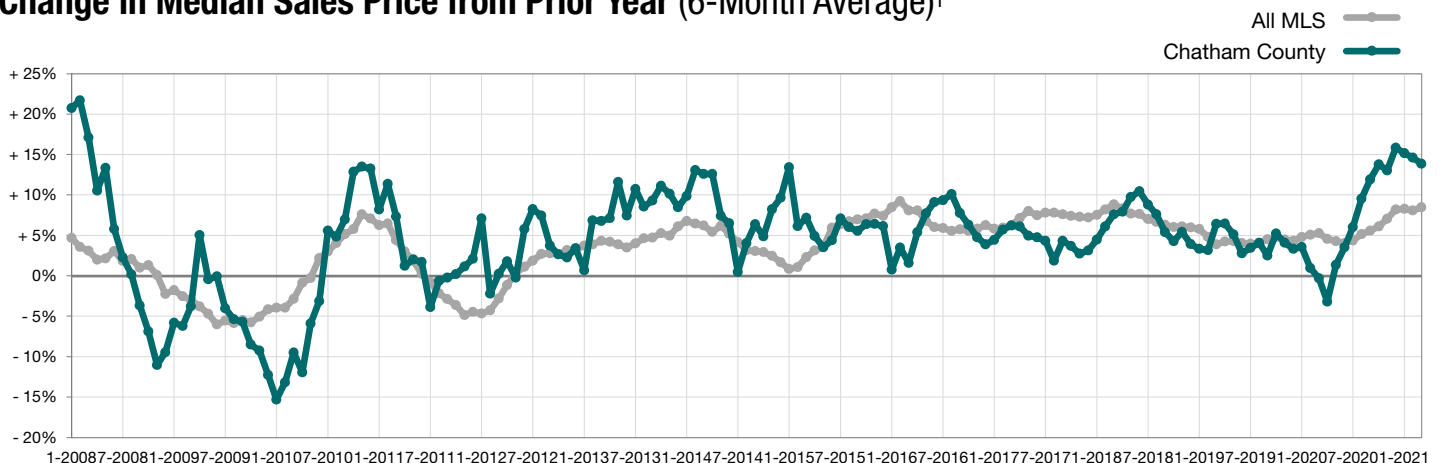


### Year to Date

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