

# Local Market Update – February 2021

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Entire Triangle Region

**- 9.4%**

**+ 1.7%**

**+ 8.1%**

Change in  
New Listings

Change in  
Closed Sales

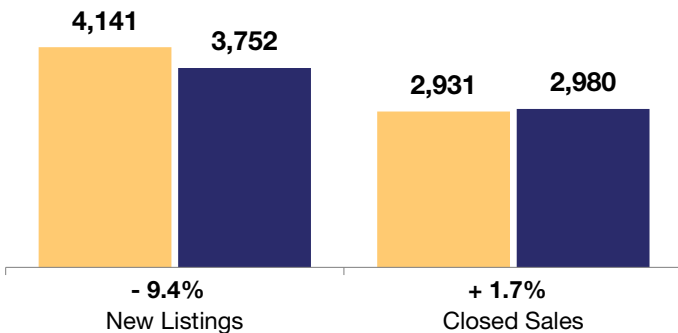
Change in  
Median Sales Price

|  | February  |           |         | Year to Date |           |         |
|--|-----------|-----------|---------|--------------|-----------|---------|
|  | 2020      | 2021      | + / -   | 2020         | 2021      | + / -   |
| New Listings                             | 4,141     | 3,752     | - 9.4%  | 8,085        | 7,295     | - 9.8%  |
| Closed Sales                             | 2,931     | 2,980     | + 1.7%  | 5,481        | 5,932     | + 8.2%  |
| Median Sales Price*                      | \$280,000 | \$302,590 | + 8.1%  | \$279,865    | \$300,000 | + 7.2%  |
| Average Sales Price*                     | \$319,051 | \$352,170 | + 10.4% | \$318,320    | \$352,200 | + 10.6% |
| Total Dollar Volume (in millions)*       | \$935.1   | \$1,049.1 | + 12.2% | \$1,744.4    | \$2,088.5 | + 19.7% |
| Percent of Original List Price Received* | 97.8%     | 100.3%    | + 2.6%  | 97.5%        | 100.0%    | + 2.6%  |
| Percent of List Price Received*          | 98.9%     | 100.5%    | + 1.6%  | 98.7%        | 100.3%    | + 1.6%  |
| Days on Market Until Sale**              | 39        | 21        | - 46.2% | 41           | 22        | - 46.3% |
| Inventory of Homes for Sale              | 7,511     | 2,759     | - 63.3% | --           | --        | --      |
| Months Supply of Inventory               | 2.1       | 0.7       | - 66.7% | --           | --        | --      |

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

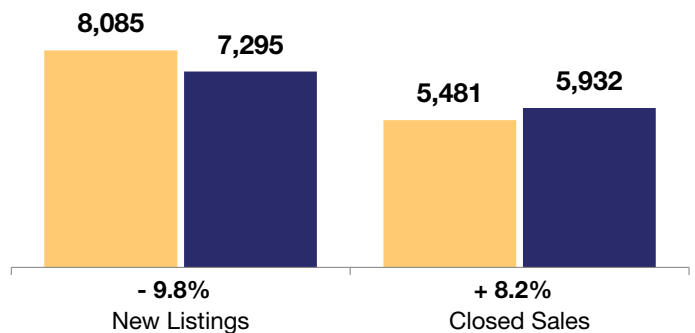
### February

2020 2021

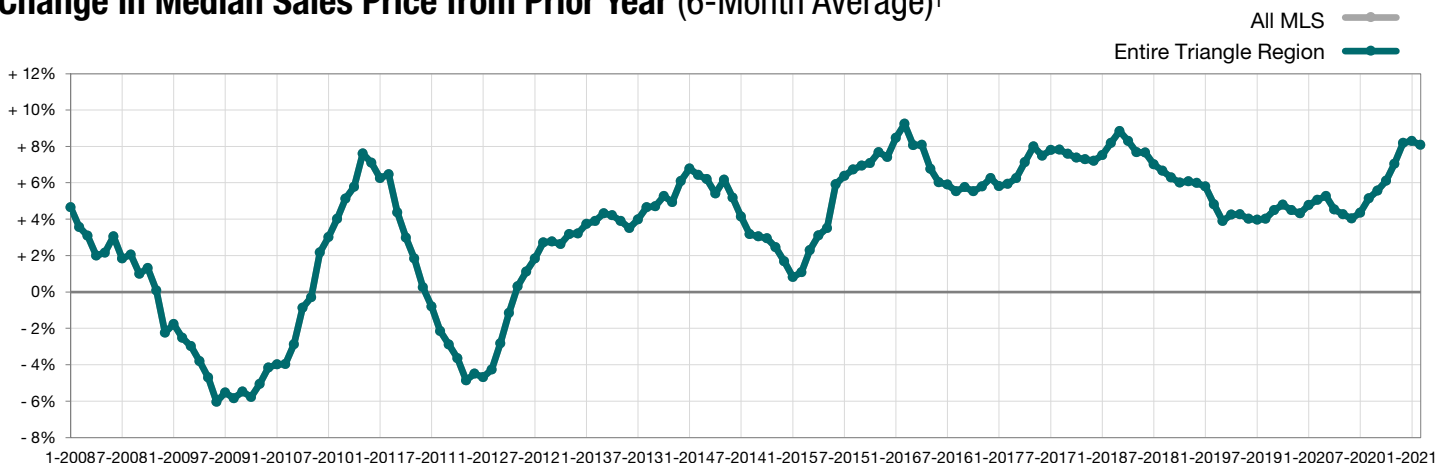


### Year to Date

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