

Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Entire Triangle Region

- 8.7%

Change in
New Listings

+ 6.0%

Change in
Closed Sales

+ 10.8%

Change in
Median Sales Price

	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	4,835	4,416	- 8.7%	12,922	11,727	- 9.2%
Closed Sales	3,671	3,893	+ 6.0%	9,152	9,849	+ 7.6%
Median Sales Price*	\$287,000	\$317,900	+ 10.8%	\$282,000	\$306,000	+ 8.5%
Average Sales Price*	\$325,325	\$367,517	+ 13.0%	\$321,130	\$358,372	+ 11.6%
Total Dollar Volume (in millions)*	\$1,194.3	\$1,430.7	+ 19.8%	\$2,938.7	\$3,528.9	+ 20.1%
Percent of Original List Price Received*	98.3%	101.6%	+ 3.4%	97.8%	100.6%	+ 2.9%
Percent of List Price Received*	99.2%	101.5%	+ 2.3%	98.9%	100.8%	+ 1.9%
Days on Market Until Sale**	34	16	- 52.9%	38	20	- 47.4%
Inventory of Homes for Sale	7,933	2,535	- 68.0%	--	--	--
Months Supply of Inventory	2.2	0.6	- 72.7%	--	--	--

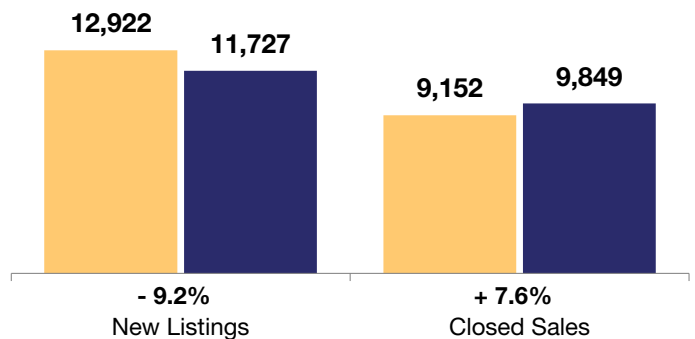
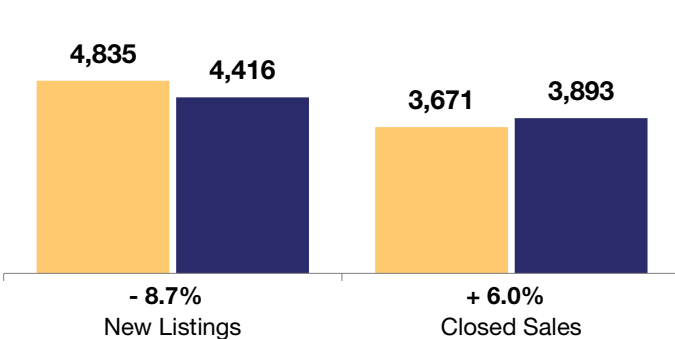
* Does not account for seller concessions. | ** Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

March

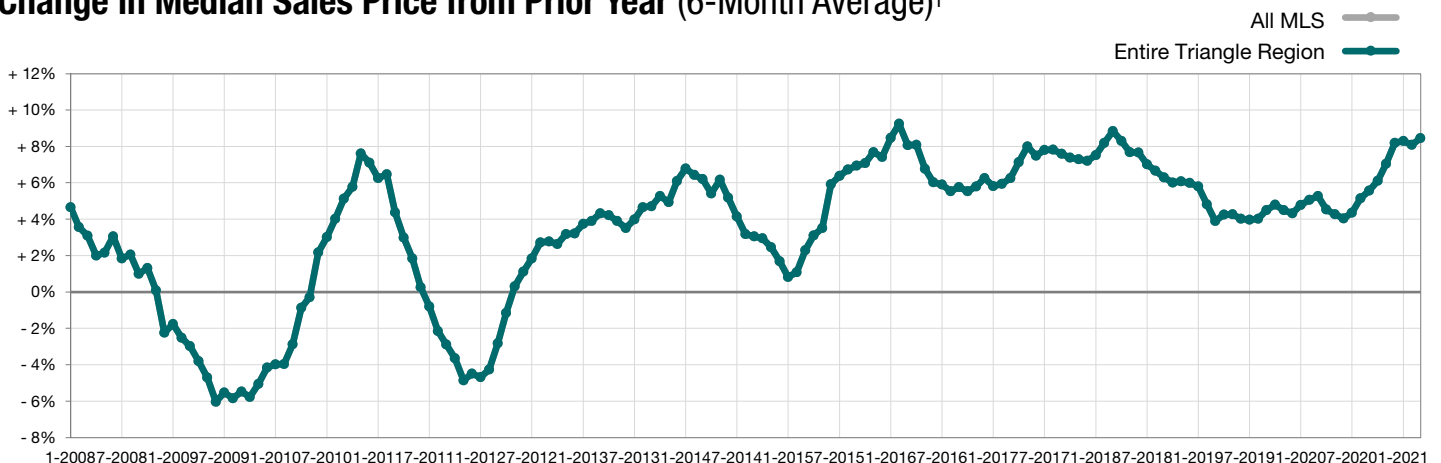
2020 2021

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