

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Entire Triangle Region

+ 0.3%

Change in
New Listings

+ 19.3%

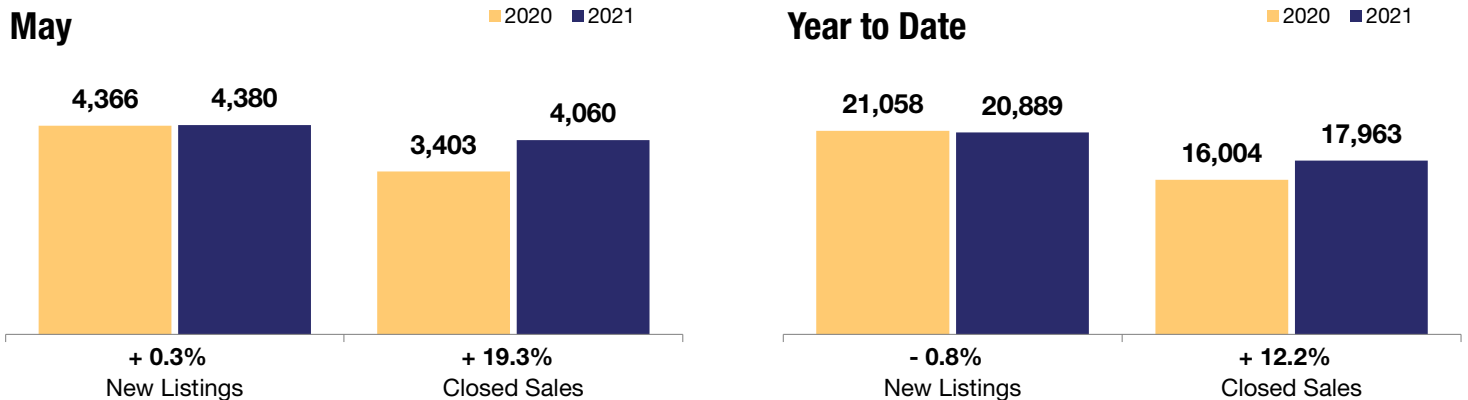
Change in
Closed Sales

+ 19.8%

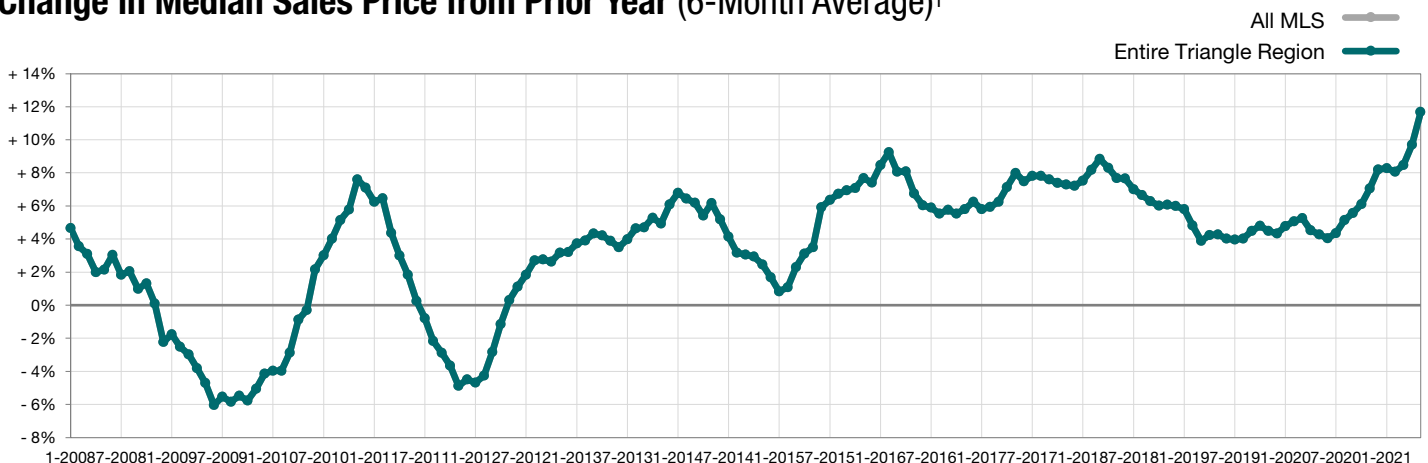
Change in
Median Sales Price

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	4,366	4,380	+ 0.3%	21,058	20,889	- 0.8%
Closed Sales	3,403	4,060	+ 19.3%	16,004	17,963	+ 12.2%
Median Sales Price*	\$288,000	\$345,000	+ 19.8%	\$285,000	\$320,000	+ 12.3%
Average Sales Price*	\$330,258	\$401,292	+ 21.5%	\$325,332	\$373,332	+ 14.8%
Total Dollar Volume (in millions)*	\$1,123.9	\$1,628.4	+ 44.9%	\$5,205.6	\$6,704.3	+ 28.8%
Percent of Original List Price Received*	98.4%	103.6%	+ 5.3%	98.2%	101.7%	+ 3.6%
Percent of List Price Received*	99.2%	103.6%	+ 4.4%	99.1%	101.8%	+ 2.7%
Days on Market Until Sale**	26	12	- 53.8%	33	17	- 48.5%
Inventory of Homes for Sale	7,143	2,175	- 69.6%	--	--	--
Months Supply of Inventory	2.0	0.5	- 75.0%	--	--	--

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



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