

# Local Market Update – December 2020

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Entire Triangle Region

**+ 20.9%**

**+ 13.1%**

**+ 8.4%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	2,359	<b>2,851</b>	+ 20.9%	49,643	<b>49,575</b>	- 0.1%
Closed Sales	3,700	<b>4,183</b>	+ 13.1%	42,042	<b>45,807</b>	+ 9.0%
Median Sales Price*	\$276,817	<b>\$300,000</b>	+ 8.4%	\$277,900	<b>\$295,000</b>	+ 6.2%
Average Sales Price*	\$319,080	<b>\$350,280</b>	+ 9.8%	\$317,332	<b>\$338,352</b>	+ 6.6%
Total Dollar Volume (in millions)*	\$1,179.3	<b>\$1,464.9</b>	+ 24.2%	\$13,336.5	<b>\$15,495.5</b>	+ 16.2%
Percent of Original List Price Received*	97.1%	<b>99.8%</b>	+ 2.8%	98.0%	<b>98.9%</b>	+ 0.9%
Percent of List Price Received*	98.5%	<b>100.0%</b>	+ 1.5%	99.0%	<b>99.6%</b>	+ 0.6%
Days on Market Until Sale**	39	<b>20</b>	- 48.7%	32	<b>26</b>	- 18.8%
Inventory of Homes for Sale	7,750	<b>3,587</b>	- 53.7%	--	--	--
Months Supply of Inventory	2.2	<b>0.9</b>	- 59.1%	--	--	--

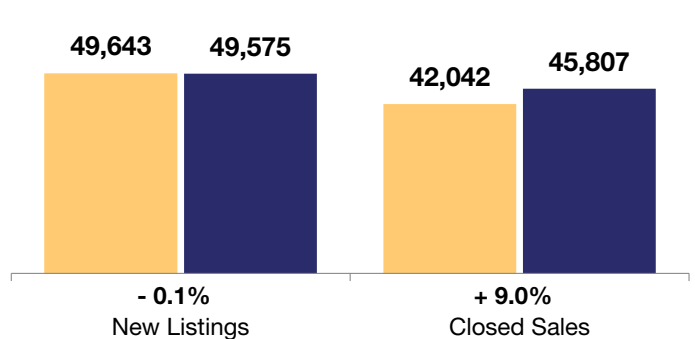
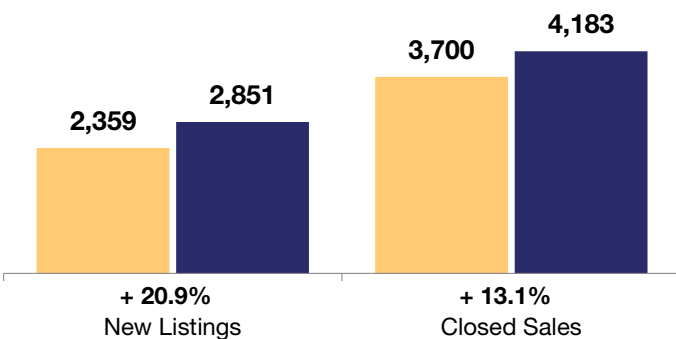
\* Does not account for seller concessions. | \*\* Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

### December

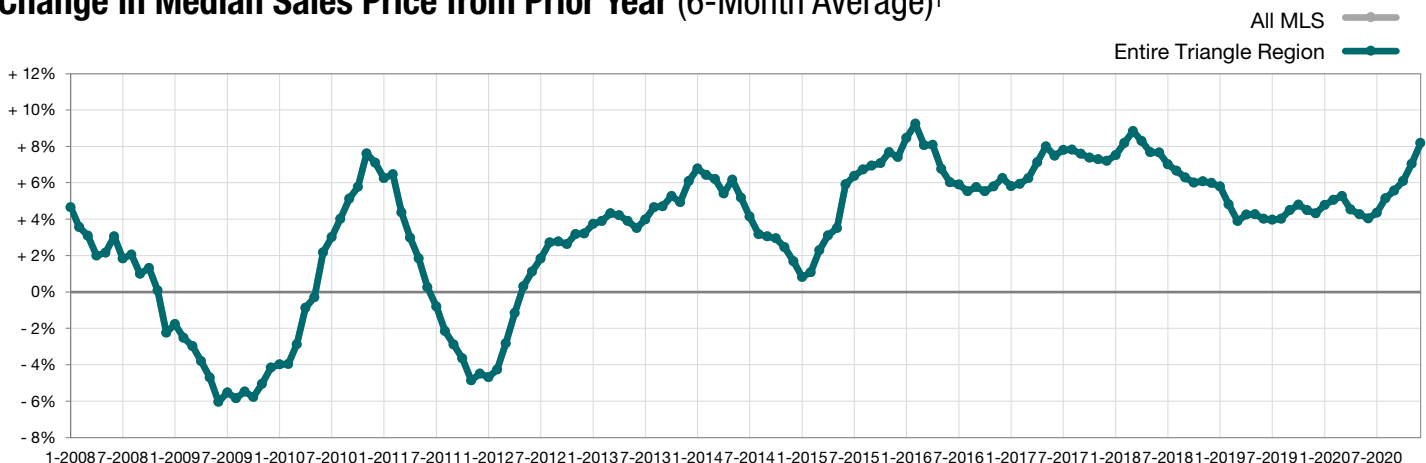
2019 2020

### Year to Date

2019 2020



### 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