

Local Market Update – January 2021

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Entire Triangle Region

- 11.3%

+ 15.1%

+ 7.4%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	3,944	3,498	- 11.3%	3,944	3,498	- 11.3%
Closed Sales	2,550	2,934	+ 15.1%	2,550	2,934	+ 15.1%
Median Sales Price*	\$278,000	\$298,500	+ 7.4%	\$278,000	\$298,500	+ 7.4%
Average Sales Price*	\$317,479	\$352,187	+ 10.9%	\$317,479	\$352,187	+ 10.9%
Total Dollar Volume (in millions)*	\$809.3	\$1,033.0	+ 27.6%	\$809.3	\$1,033.0	+ 27.6%
Percent of Original List Price Received*	97.3%	99.7%	+ 2.5%	97.3%	99.7%	+ 2.5%
Percent of List Price Received*	98.6%	100.0%	+ 1.4%	98.6%	100.0%	+ 1.4%
Days on Market Until Sale**	42	23	- 45.2%	42	23	- 45.2%
Inventory of Homes for Sale	7,546	3,021	- 60.0%	--	--	--
Months Supply of Inventory	2.1	0.7	- 66.7%	--	--	--

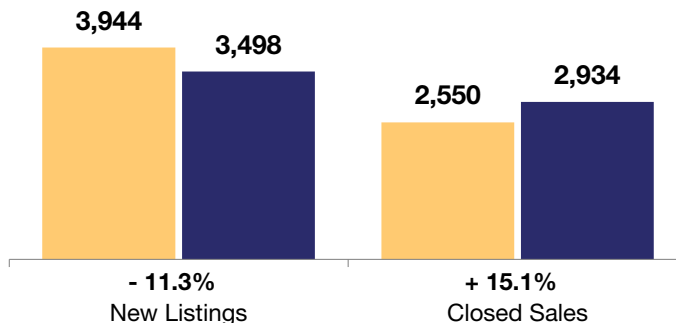
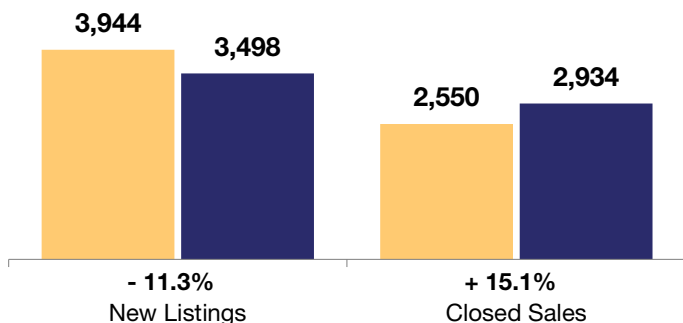
* Does not account for seller concessions. | ** Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

January

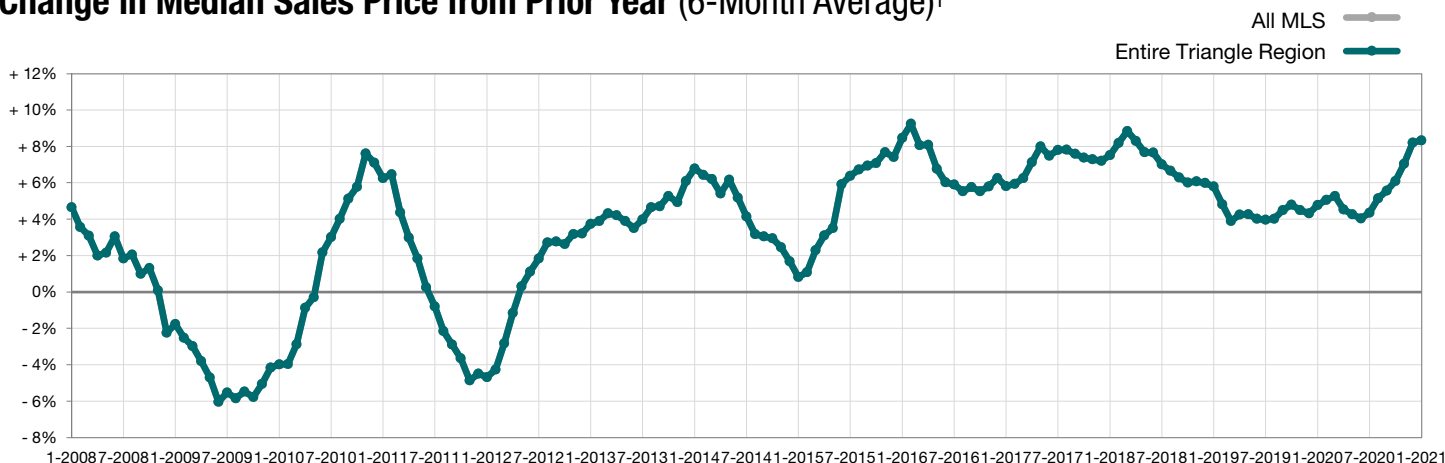
2020 2021

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