

# Local Market Update – February 2021

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Chapel Hill / Carrboro

**- 20.0%**

**+ 22.4%**

**+ 10.5%**

Change in  
New Listings

Change in  
Closed Sales

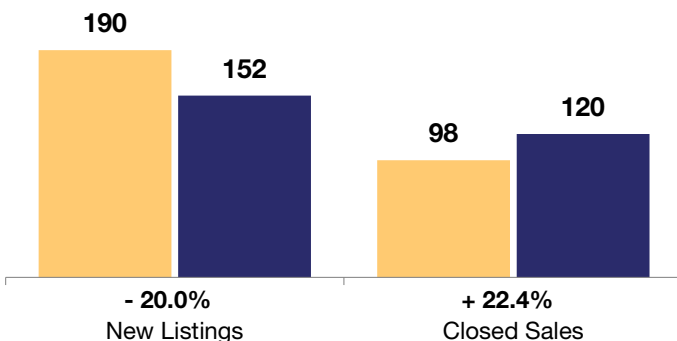
Change in  
Median Sales Price

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	190	152	- 20.0%	332	302	- 9.0%
Closed Sales	98	120	+ 22.4%	182	248	+ 36.3%
Median Sales Price*	\$356,750	<b>\$394,190</b>	+ 10.5%	\$370,000	<b>\$390,230</b>	+ 5.5%
Average Sales Price*	\$358,883	<b>\$482,850</b>	+ 34.5%	\$417,425	<b>\$447,097</b>	+ 7.1%
Total Dollar Volume (in millions)*	\$35.2	<b>\$57.9</b>	+ 64.7%	\$76.0	<b>\$110.9</b>	+ 45.9%
Percent of Original List Price Received*	97.3%	<b>101.0%</b>	+ 3.8%	95.9%	<b>99.9%</b>	+ 4.2%
Percent of List Price Received*	98.9%	<b>101.4%</b>	+ 2.5%	98.1%	<b>100.5%</b>	+ 2.4%
Days on Market Until Sale**	40	<b>26</b>	- 35.0%	62	<b>28</b>	- 54.8%
Inventory of Homes for Sale	360	<b>140</b>	- 61.1%	--	--	--
Months Supply of Inventory	2.4	<b>0.9</b>	- 62.5%	--	--	--

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

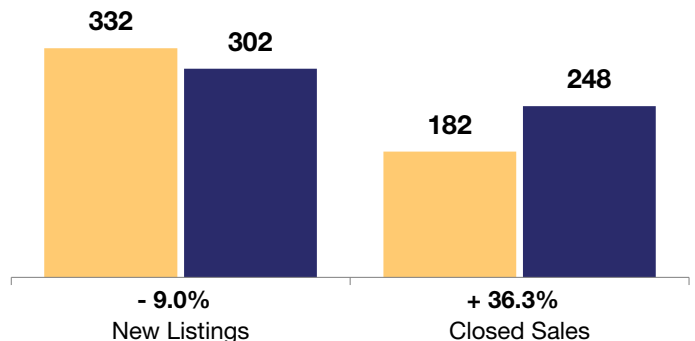
### February

2020 2021

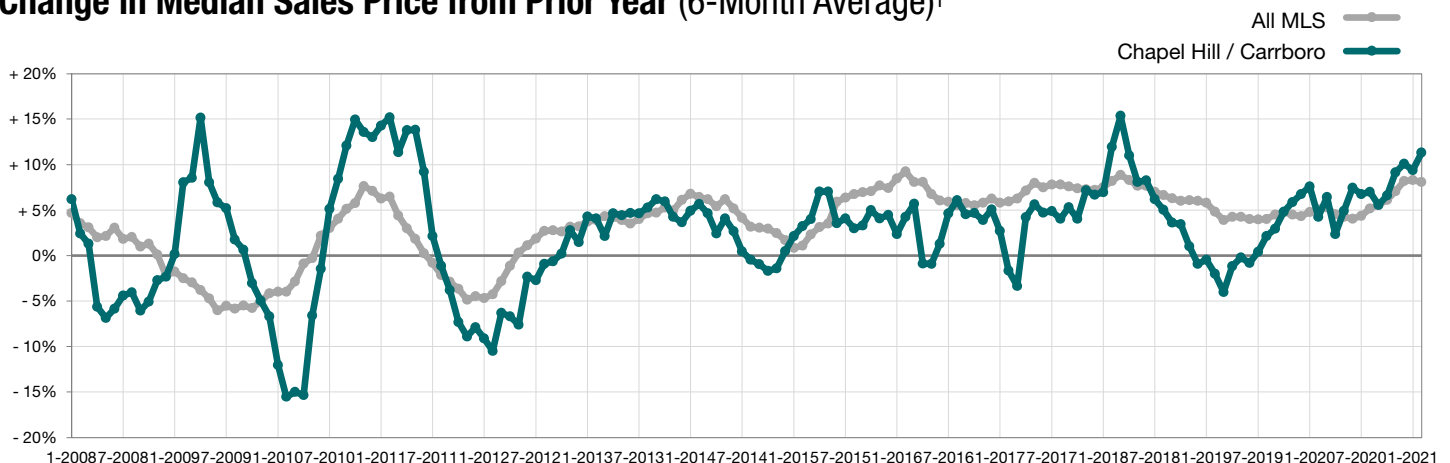


### Year to Date

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