

Local Market Update – February 2021

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Chatham County

- 11.8%

0.0%

+ 10.8%

Change in
New Listings

Change in
Closed Sales

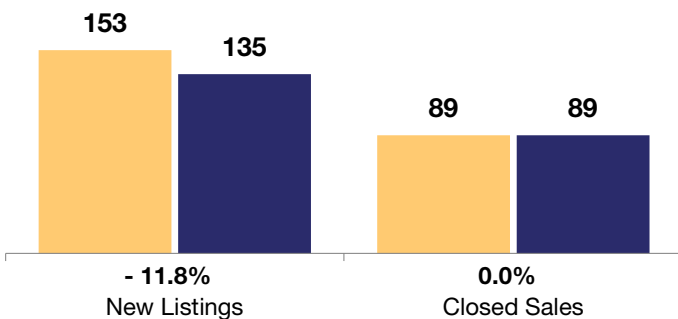
Change in
Median Sales Price

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	153	135	- 11.8%	262	238	- 9.2%
Closed Sales	89	89	0.0%	173	185	+ 6.9%
Median Sales Price*	\$383,500	\$425,000	+ 10.8%	\$390,000	\$434,900	+ 11.5%
Average Sales Price*	\$448,585	\$512,531	+ 14.3%	\$468,079	\$511,188	+ 9.2%
Total Dollar Volume (in millions)*	\$39.9	\$45.6	+ 14.3%	\$81.0	\$94.6	+ 16.8%
Percent of Original List Price Received*	96.9%	99.9%	+ 3.1%	96.5%	99.0%	+ 2.6%
Percent of List Price Received*	98.6%	100.4%	+ 1.8%	98.1%	99.6%	+ 1.5%
Days on Market Until Sale**	54	37	- 31.5%	68	45	- 33.8%
Inventory of Homes for Sale	360	160	- 55.6%	--	--	--
Months Supply of Inventory	3.1	1.3	- 58.1%	--	--	--

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

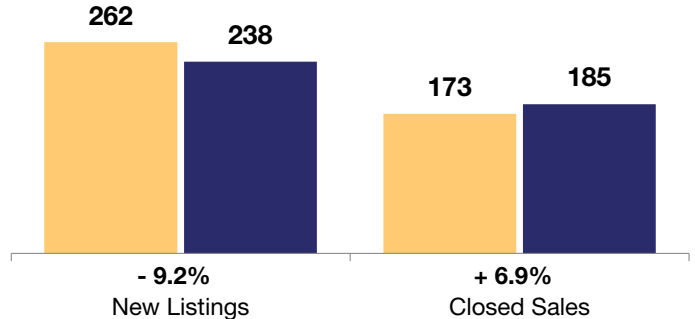
February

2020 2021

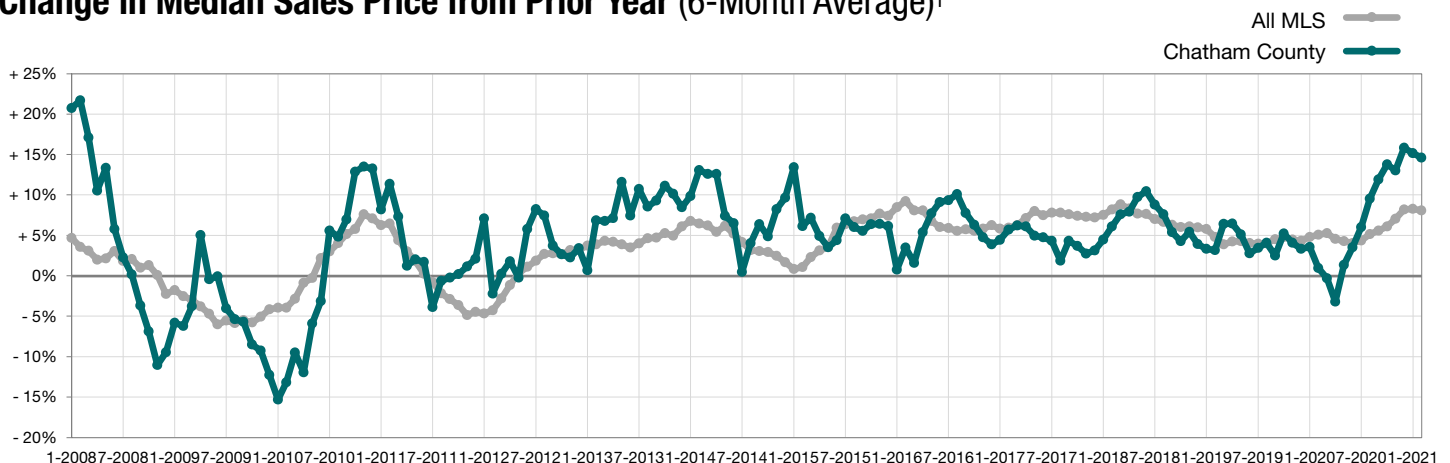


Year to Date

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