

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Chatham County

- 16.9%

+ 31.2%

+ 5.5%

Change in
New Listings

Change in
Closed Sales

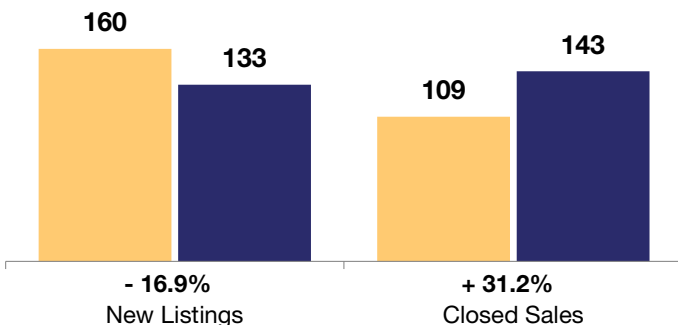
Change in
Median Sales Price

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	160	133	- 16.9%	689	720	+ 4.5%
Closed Sales	109	143	+ 31.2%	516	618	+ 19.8%
Median Sales Price*	\$482,300	\$508,934	+ 5.5%	\$419,250	\$475,000	+ 13.3%
Average Sales Price*	\$498,954	\$588,455	+ 17.9%	\$474,067	\$529,450	+ 11.7%
Total Dollar Volume (in millions)*	\$54.4	\$84.1	+ 54.7%	\$244.6	\$327.2	+ 33.8%
Percent of Original List Price Received*	96.9%	102.7%	+ 6.0%	96.9%	100.6%	+ 3.8%
Percent of List Price Received*	98.6%	102.6%	+ 4.1%	98.3%	101.0%	+ 2.7%
Days on Market Until Sale**	61	33	- 45.9%	58	37	- 36.2%
Inventory of Homes for Sale	357	119	- 66.7%	--	--	--
Months Supply of Inventory	3.2	0.8	- 75.0%	--	--	--

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

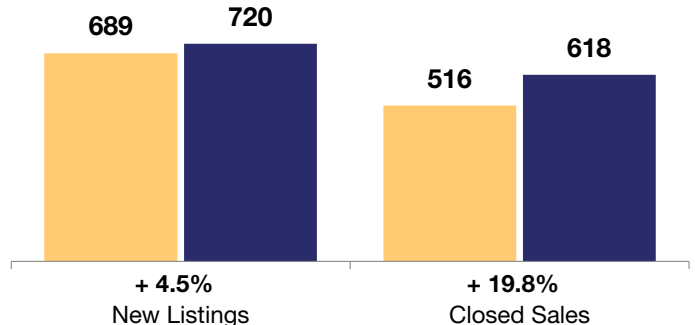
May

2020 2021

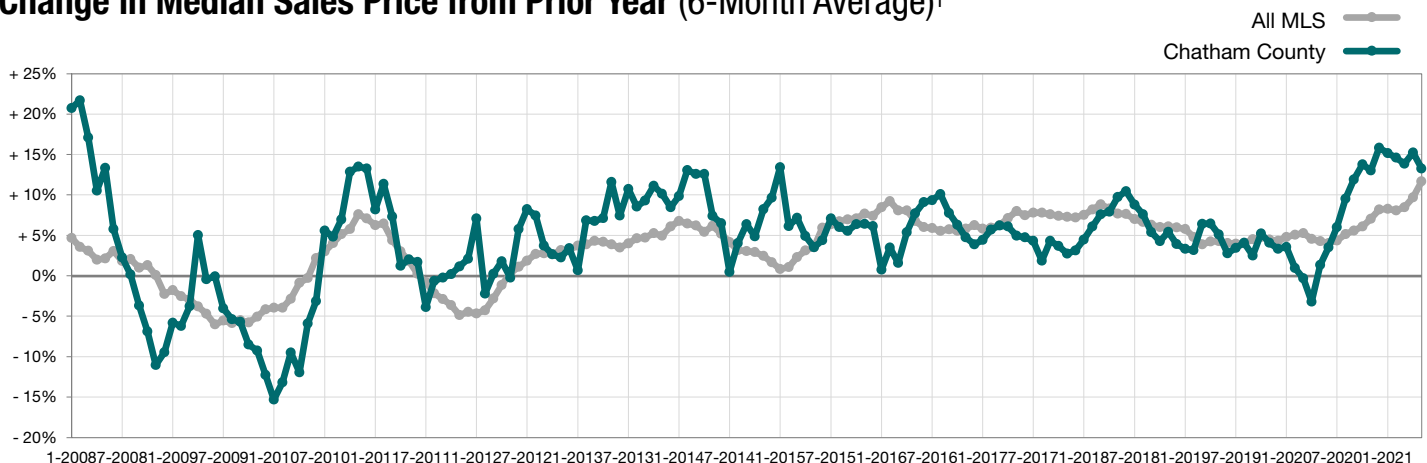


Year to Date

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