

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Chatham County

+ 77.5%

Change in
New Listings

+ 42.5%

Change in
Closed Sales

+ 19.9%

Change in
Median Sales Price

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	111	197	+ 77.5%	529	583	+ 10.2%
Closed Sales	113	161	+ 42.5%	407	473	+ 16.2%
Median Sales Price*	\$394,900	\$473,300	+ 19.9%	\$409,021	\$460,980	+ 12.7%
Average Sales Price*	\$462,561	\$519,838	+ 12.4%	\$467,402	\$511,673	+ 9.5%
Total Dollar Volume (in millions)*	\$52.3	\$83.7	+ 60.1%	\$190.2	\$242.0	+ 27.2%
Percent of Original List Price Received*	97.3%	101.1%	+ 3.9%	96.9%	100.0%	+ 3.2%
Percent of List Price Received*	98.6%	101.6%	+ 3.0%	98.2%	100.5%	+ 2.3%
Days on Market Until Sale**	43	35	- 18.6%	58	38	- 34.5%
Inventory of Homes for Sale	351	134	- 61.8%	--	--	--
Months Supply of Inventory	3.2	1.0	- 68.8%	--	--	--

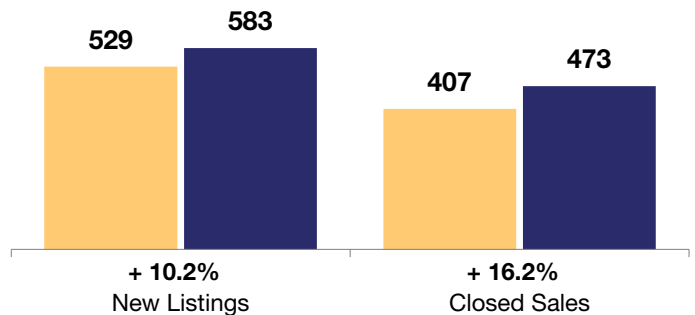
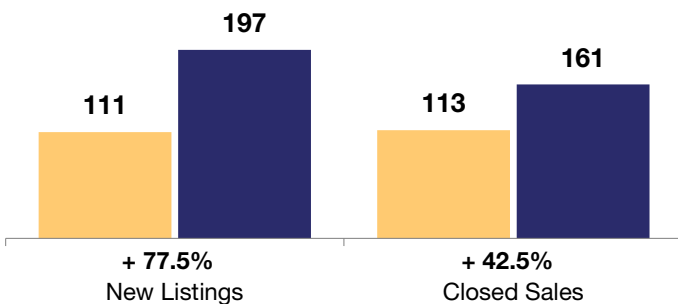
* Does not account for seller concessions. | ** Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

April

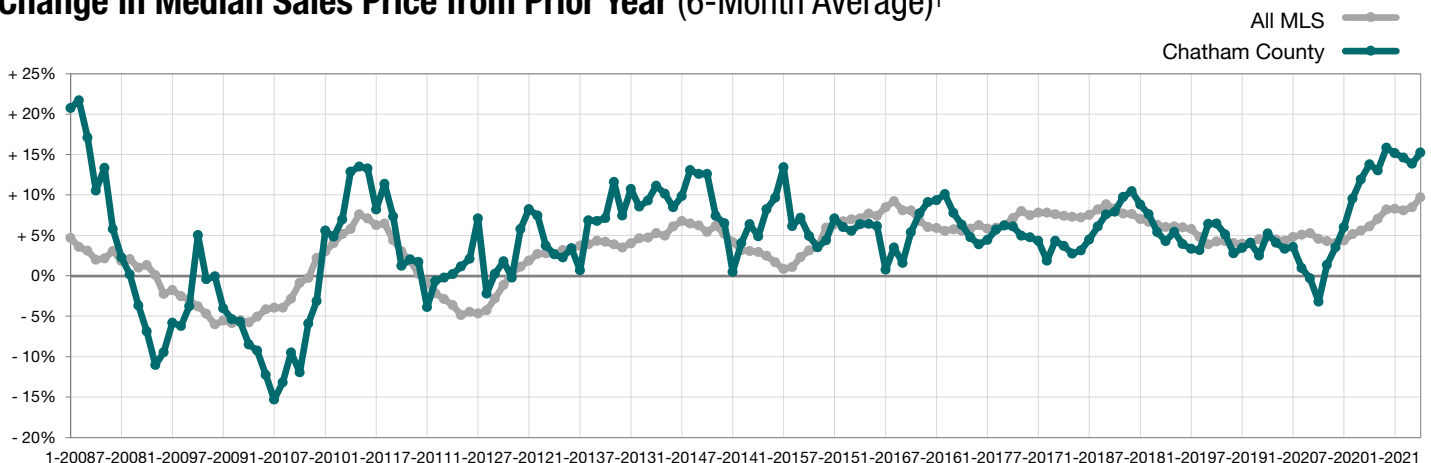
2020 2021

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