

# Local Market Update – February 2021

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Hillsborough

**- 53.7%**

Change in  
New Listings

**- 19.4%**

Change in  
Closed Sales

**+ 27.7%**

Change in  
Median Sales Price

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	41	19	- 53.7%	75	53	- 29.3%
Closed Sales	31	25	- 19.4%	61	48	- 21.3%
Median Sales Price*	\$277,990	\$355,000	+ 27.7%	\$284,000	\$400,000	+ 40.8%
Average Sales Price*	\$301,275	\$398,156	+ 32.2%	\$319,136	\$454,773	+ 42.5%
Total Dollar Volume (in millions)*	\$9.3	\$10.0	+ 6.6%	\$19.5	\$21.8	+ 12.1%
Percent of Original List Price Received*	95.7%	99.9%	+ 4.4%	97.2%	99.1%	+ 2.0%
Percent of List Price Received*	97.8%	100.4%	+ 2.7%	98.7%	100.1%	+ 1.4%
Days on Market Until Sale**	52	45	- 13.5%	55	46	- 16.4%
Inventory of Homes for Sale	98	23	- 76.5%	--	--	--
Months Supply of Inventory	2.3	0.6	- 73.9%	--	--	--

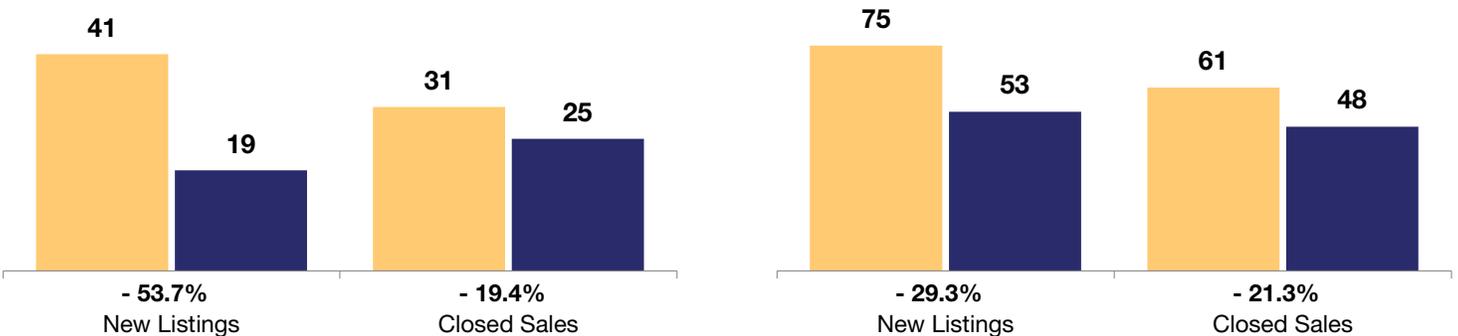
\* Does not account for seller concessions. | \*\* Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

### February

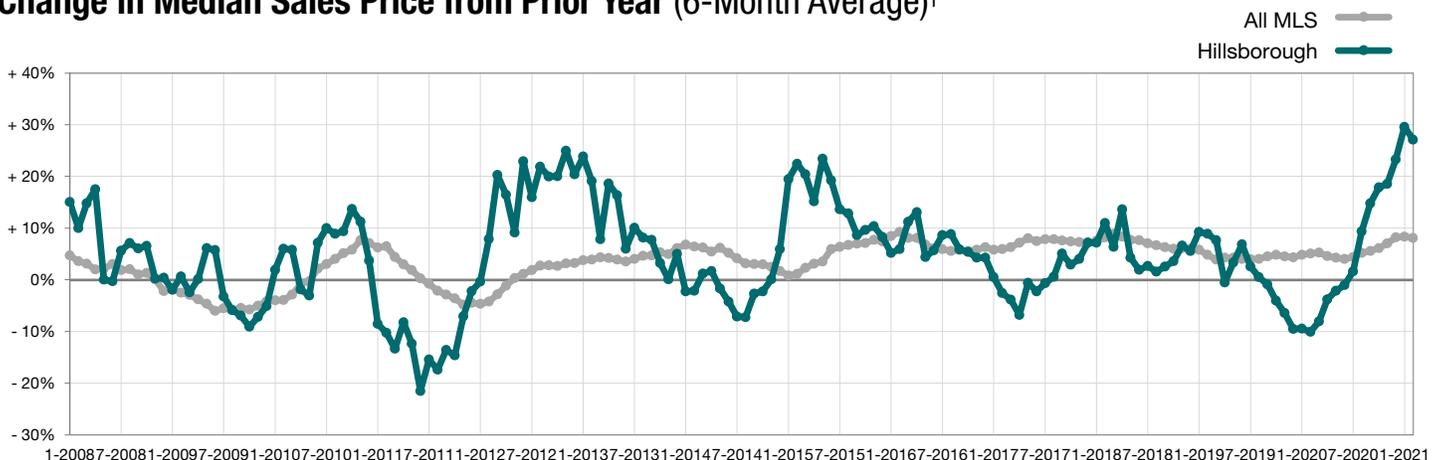
2020 2021

### 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