

Local Market Update – May 2018

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Durham County

+ 15.4%

Change in
New Listings

- 8.1%

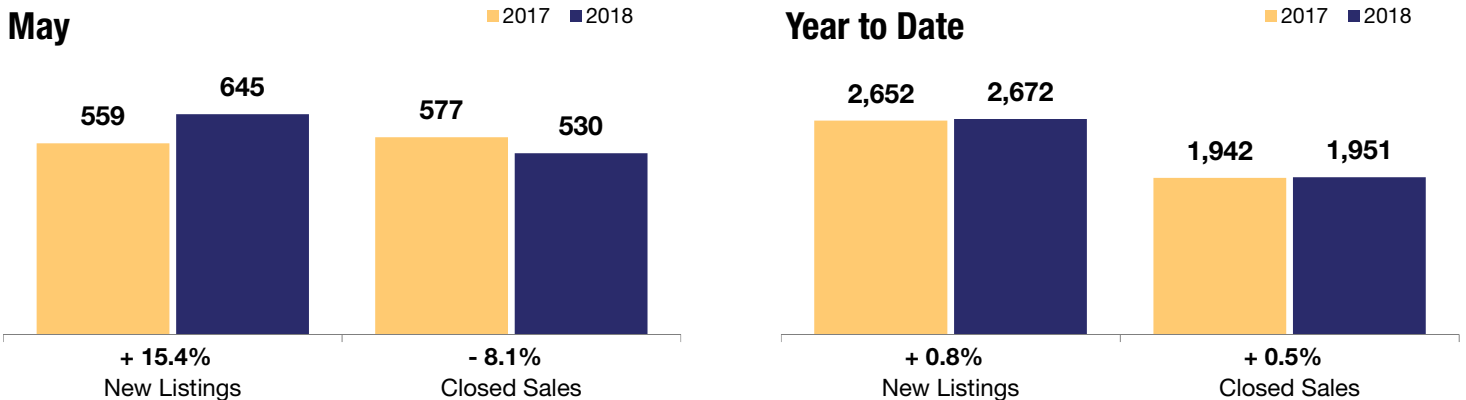
Change in
Closed Sales

+ 9.4%

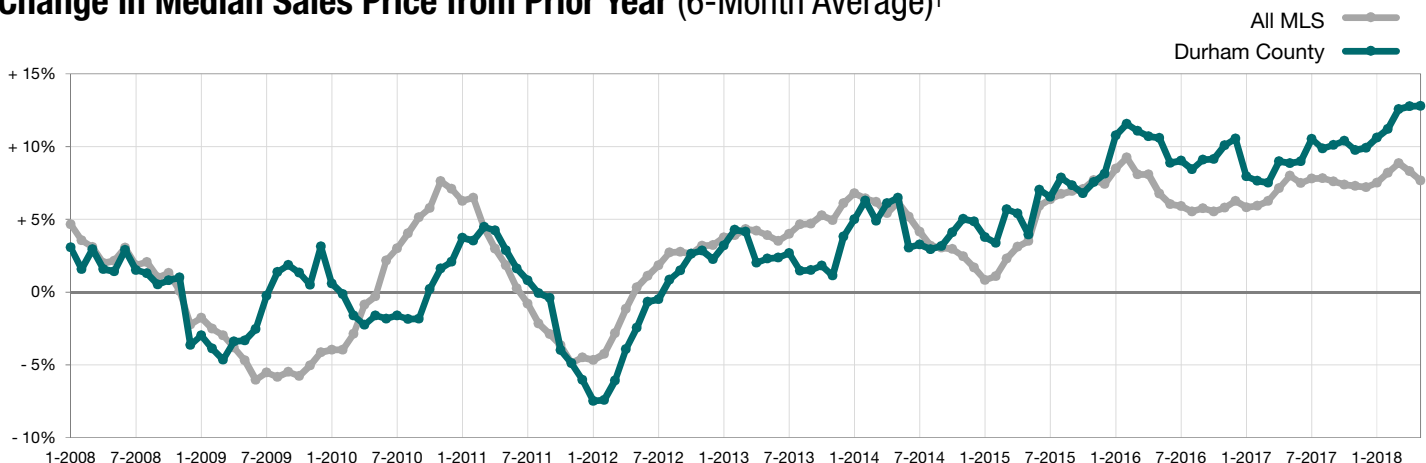
Change in
Median Sales Price

	May			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	559	645	+ 15.4%	2,652	2,672	+ 0.8%
Closed Sales	577	530	- 8.1%	1,942	1,951	+ 0.5%
Median Sales Price*	\$235,000	\$257,200	+ 9.4%	\$225,000	\$254,000	+ 12.9%
Average Sales Price*	\$251,790	\$283,395	+ 12.6%	\$247,095	\$277,363	+ 12.2%
Total Dollar Volume (in millions)*	\$145.3	\$150.2	+ 3.4%	\$479.9	\$541.1	+ 12.8%
Percent of Original List Price Received*	99.6%	100.4%	+ 0.8%	98.6%	99.5%	+ 0.9%
Percent of List Price Received*	100.0%	101.1%	+ 1.1%	99.5%	100.2%	+ 0.7%
Days on Market Until Sale**	20	14	- 30.0%	32	22	- 31.3%
Inventory of Homes for Sale	727	631	- 13.2%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.8%	--	--	--

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



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