

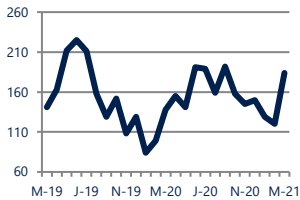
**Focus On: Chapel Hill Area Housing Market**

March 2021

Zip Code(s): 27510, 27514, 27516 and 27517

**Units Sold**

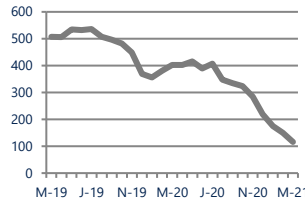
184



**Up 33%**  
Vs. Year Ago

**Active Inventory**

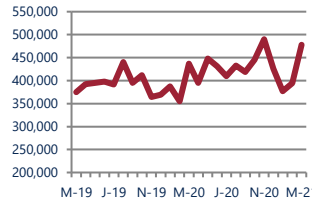
116



**Down -71%**  
Vs. Year Ago

**Median Sale Price**

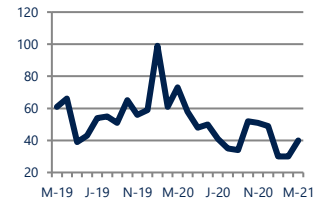
\$477,950



**Up 9%**  
Vs. Year Ago

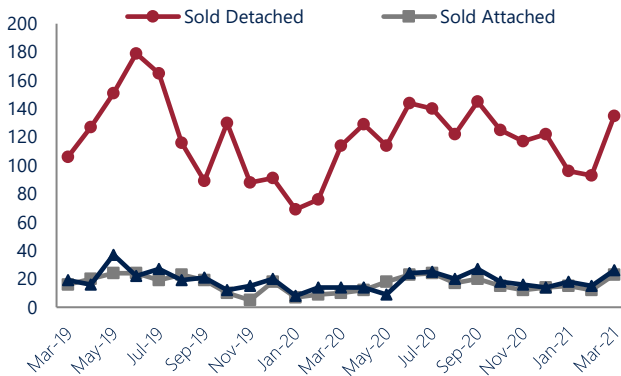
**Days On Market**

40



**Down -45%**  
Vs. Year Ago

**Units Sold\***



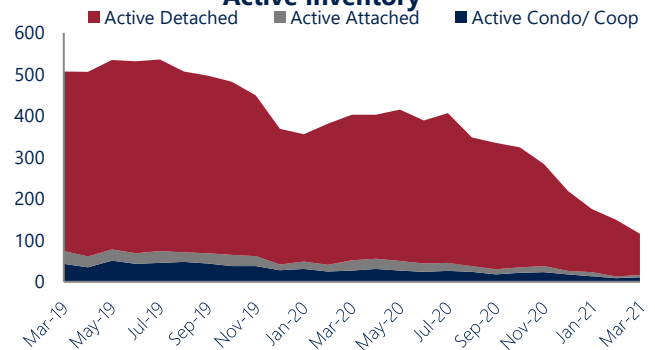
**Units Sold**

There was an increase in total units sold in March, with 184 sold this month in Chapel Hill Area. This month's total units sold was higher than at this time last year.

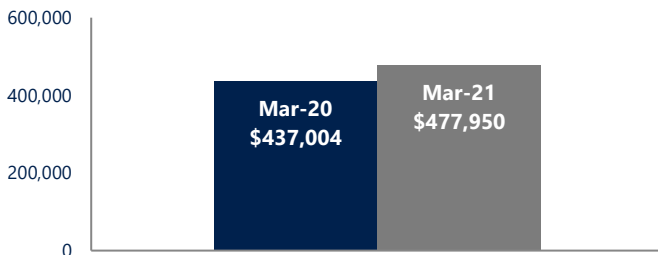
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 287 units or 71%. The total number of active inventory this March was 116 compared to 403 in March 2020. This month's total of 116 is lower than the previous month's total supply of available inventory of 150, a decrease of 23%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last March, the median sale price for Chapel Hill Area Homes was \$437,004. This March, the median sale price was \$477,950, an increase of 9% or \$40,946 compared to last year. The current median sold price is 21% higher than in February.

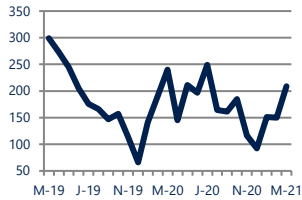
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

**Focus On: Chapel Hill Area Housing Market**

March 2021

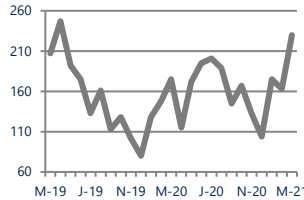
Zip Code(s): 27510, 27514, 27516 and 27517

**New Listings**  
209



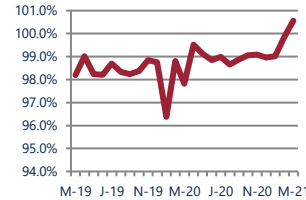
**Down -13%**  
Vs. Year Ago

**Current Contracts**  
230



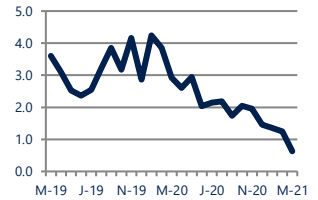
**Up 31%**  
Vs. Year Ago

**Sold Vs. List Price**  
100.6%

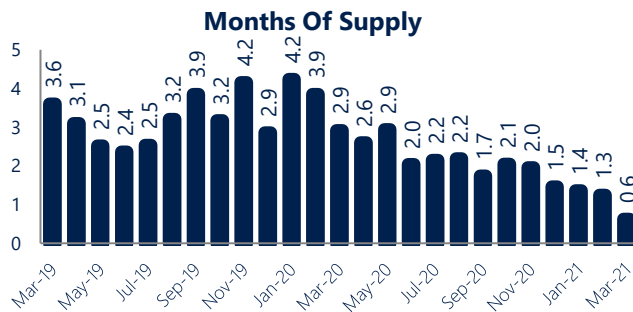


**Up 2.8%**  
Vs. Year Ago

**Months of Supply**  
0.6



**Down -78%**  
Vs. Year Ago



**Months of Supply**

In March, there was 0.6 months of supply available in Chapel Hill Area, compared to 2.9 in March 2020. That is a decrease of 78% versus a year ago.

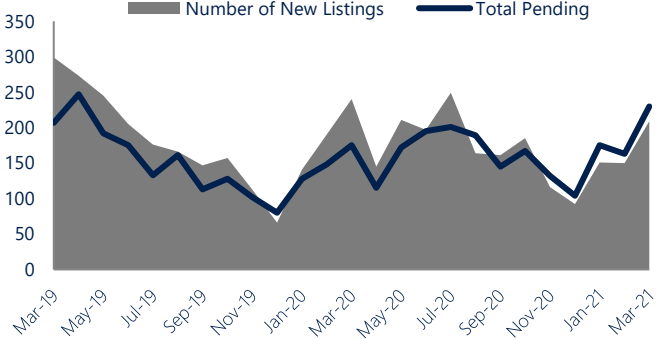
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

**New Listings & Current Contracts**

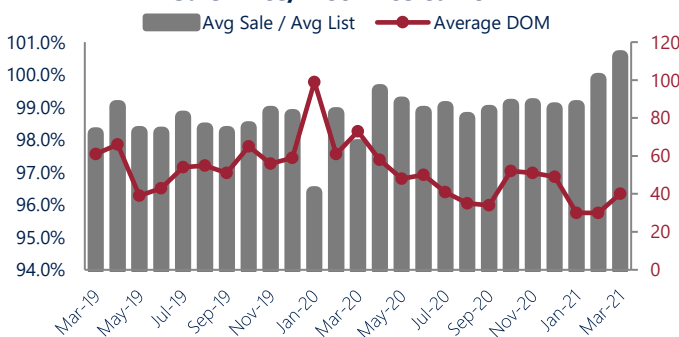
This month there were 209 homes newly listed for sale in Chapel Hill Area compared to 240 in March 2020, a decrease of 13%.

There were 230 current contracts pending sale this March compared to 175 a year ago. The number of current contracts is 31% higher than last March.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In March, the average sale price in Chapel Hill Area was 100.6% of the average list price, which is 2.7% higher than at this time last year.

**Days On Market**

This month, the average number of days on market was 40, lower than the average last year, which was 73, a decrease of 45%.



Chapel Hill Area are defined as properties listed in zip code/s 27510, 27514, 27516 and 27517.

\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

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