Local Market Update - May 2020

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Inside the Beltline

- 14.4%

- 45.0%

+ 12.0%

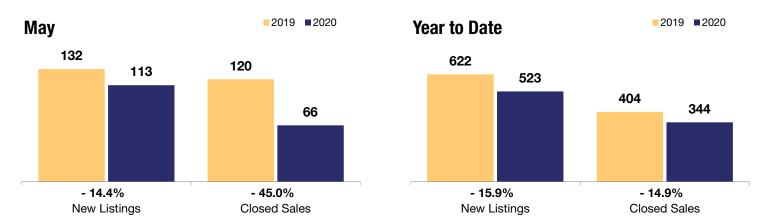
Change in **New Listings**

Change in Closed Sales

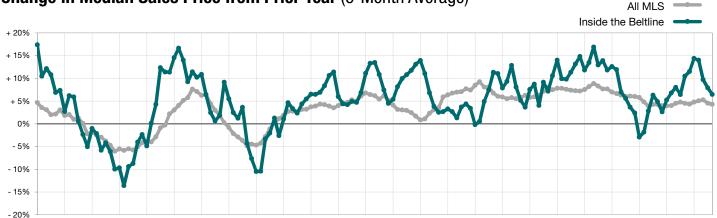
Change in Median Sales Price

		May			Year to Date		
	2019	2020	+/-	2019	2020	+/-	
New Listings	132	113	- 14.4%	622	523	- 15.9%	
Closed Sales	120	66	- 45.0%	404	344	- 14.9%	
Median Sales Price*	\$453,000	\$507,250	+ 12.0%	\$489,450	\$508,000	+ 3.8%	
Average Sales Price*	\$551,239	\$638,660	+ 15.9%	\$561,498	\$590,132	+ 5.1%	
Total Dollar Volume (in millions)*	\$66.1	\$42.2	- 36.3%	\$226.8	\$203.0	- 10.5%	
Percent of Original List Price Received*	97.4%	98.3%	+ 0.9%	97.0%	98.0%	+ 1.0%	
Percent of List Price Received*	98.8%	99.3%	+ 0.5%	98.5%	99.0%	+ 0.5%	
Days on Market Until Sale**	32	14	- 56.3%	40	31	- 22.5%	
Inventory of Homes for Sale	269	215	- 20.1%				
Months Supply of Inventory	3.2	2.8	- 12.5%				

^{*} 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)†



 $^{1-2008\, 7-2008\, 1-2009\, 7-2009\, 1-2010\, 7-2010\, 1-2011\, 7-2011\, 1-2011\, 7-2011\, 1-2012\, 7-2012\, 1-2013\, 7-2013\, 1-2014\, 7-2014\, 1-2015\, 7-2015\, 1-2016\, 7-2016\, 1-2017\, 7-2017\, 1-2018\, 7-2018\, 1-2019\, 7-2019\, 1-2020\, 1-2019\, 1-2020\, 1-2019\, 1-2020\, 1-2019\, 1-20}$

[†] 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