

Local Market Update – January 2019

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Raleigh – North

+ 13.4%

- 10.6%

+ 2.1%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	January			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	290	329	+ 13.4%	290	329	+ 13.4%
Closed Sales	199	178	- 10.6%	199	178	- 10.6%
Median Sales Price*	\$290,000	\$296,000	+ 2.1%	\$290,000	\$296,000	+ 2.1%
Average Sales Price*	\$346,624	\$349,953	+ 1.0%	\$346,624	\$349,953	+ 1.0%
Total Dollar Volume (in millions)*	\$69.0	\$62.3	- 9.7%	\$69.0	\$62.3	- 9.7%
Percent of Original List Price Received*	97.6%	98.0%	+ 0.4%	97.6%	98.0%	+ 0.4%
Percent of List Price Received*	99.0%	98.8%	- 0.2%	99.0%	98.8%	- 0.2%
Days on Market Until Sale**	35	28	- 20.0%	35	28	- 20.0%
Inventory of Homes for Sale	481	543	+ 12.9%	--	--	--
Months Supply of Inventory	1.5	1.8	+ 20.0%	--	--	--

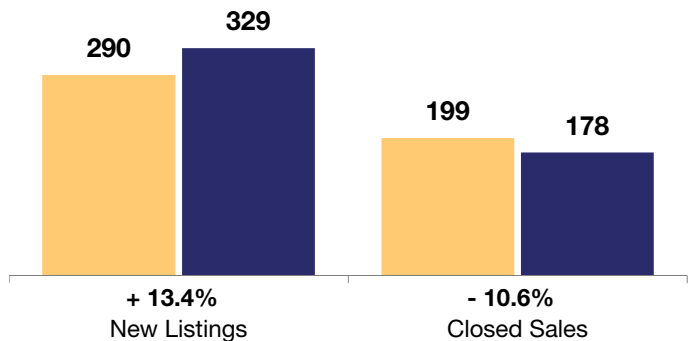
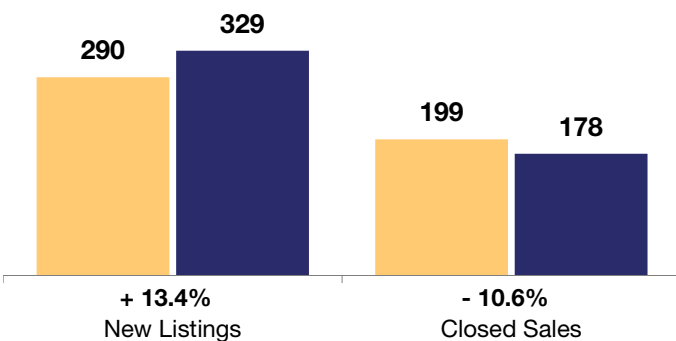
* Does not account for seller concessions. | ** Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

January

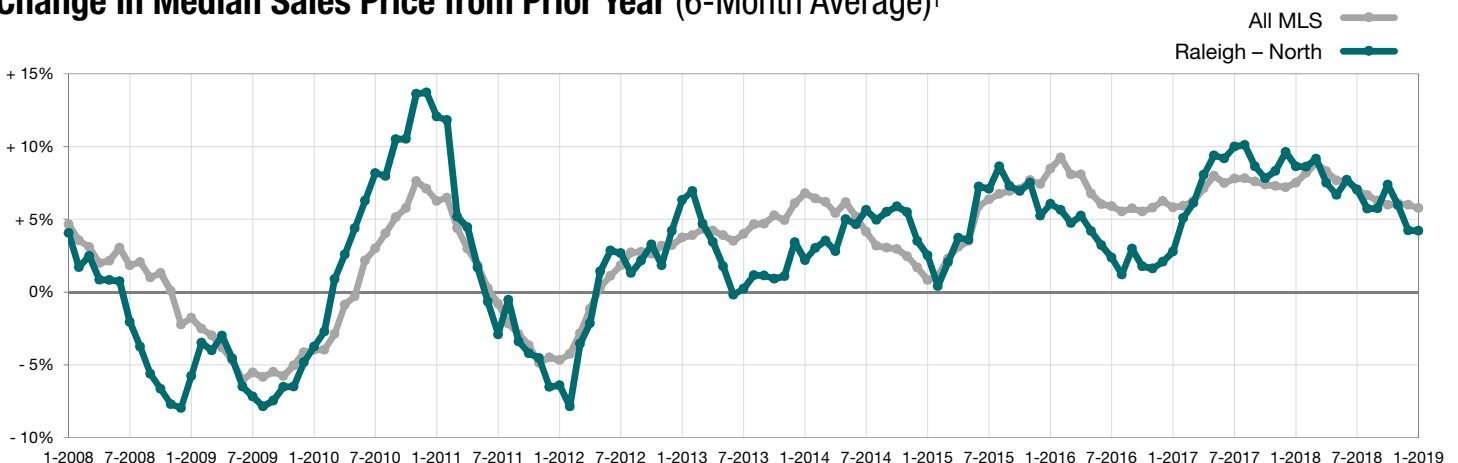
2018 2019

Year to Date

2018 2019



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