

Local Market Update – February 2020

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Raleigh – North

+ 13.1%

Change in
New Listings

+ 16.7%

Change in
Closed Sales

+ 6.8%

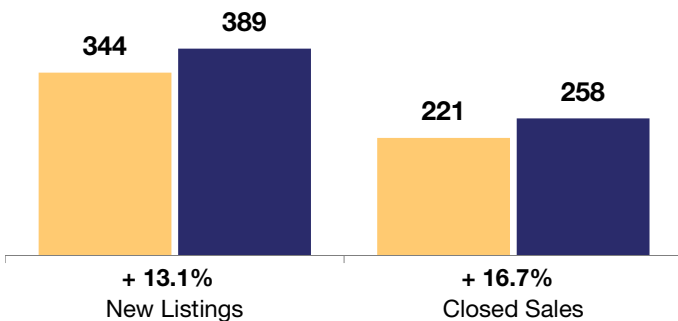
Change in
Median Sales Price

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	344	389	+ 13.1%	672	733	+ 9.1%
Closed Sales	221	258	+ 16.7%	399	461	+ 15.5%
Median Sales Price*	\$310,000	\$331,000	+ 6.8%	\$308,650	\$335,000	+ 8.5%
Average Sales Price*	\$358,597	\$401,863	+ 12.1%	\$354,736	\$399,029	+ 12.5%
Total Dollar Volume (in millions)*	\$78.9	\$103.7	+ 31.4%	\$141.2	\$184.0	+ 30.3%
Percent of Original List Price Received*	98.2%	97.9%	- 0.3%	98.1%	97.5%	- 0.6%
Percent of List Price Received*	99.3%	99.1%	- 0.2%	99.1%	98.9%	- 0.2%
Days on Market Until Sale**	39	42	+ 7.7%	34	41	+ 20.6%
Inventory of Homes for Sale	581	436	- 25.0%	--	--	--
Months Supply of Inventory	1.9	1.4	- 26.3%	--	--	--

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

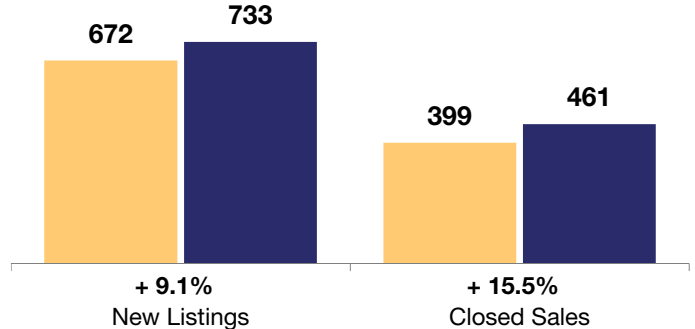
February

2019 2020

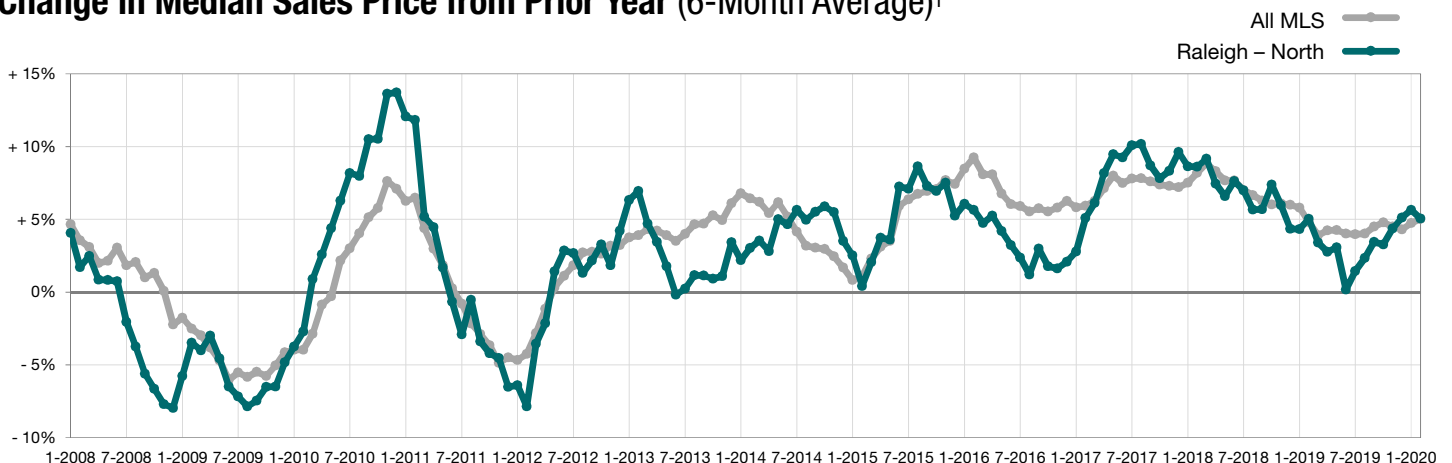


Year to Date

2019 2020



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