

# Local Market Update – January 2019

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Raleigh

**+ 13.8%**

**- 11.2%**

**+ 5.4%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

	January			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	723	<b>823</b>	+ 13.8%	723	<b>823</b>	+ 13.8%
Closed Sales	510	<b>453</b>	- 11.2%	510	<b>453</b>	- 11.2%
Median Sales Price*	\$254,250	<b>\$268,000</b>	+ 5.4%	\$254,250	<b>\$268,000</b>	+ 5.4%
Average Sales Price*	\$303,080	<b>\$326,842</b>	+ 7.8%	\$303,080	<b>\$326,842</b>	+ 7.8%
Total Dollar Volume (in millions)*	\$154.6	<b>\$148.1</b>	- 4.2%	\$154.6	<b>\$148.1</b>	- 4.2%
Percent of Original List Price Received*	98.0%	<b>97.8%</b>	- 0.2%	98.0%	<b>97.8%</b>	- 0.2%
Percent of List Price Received*	98.9%	<b>98.8%</b>	- 0.1%	98.9%	<b>98.8%</b>	- 0.1%
Days on Market Until Sale**	32	<b>30</b>	- 6.3%	32	<b>30</b>	- 6.3%
Inventory of Homes for Sale	1,152	<b>1,246</b>	+ 8.2%	--	--	--
Months Supply of Inventory	1.5	<b>1.7</b>	+ 13.3%	--	--	--

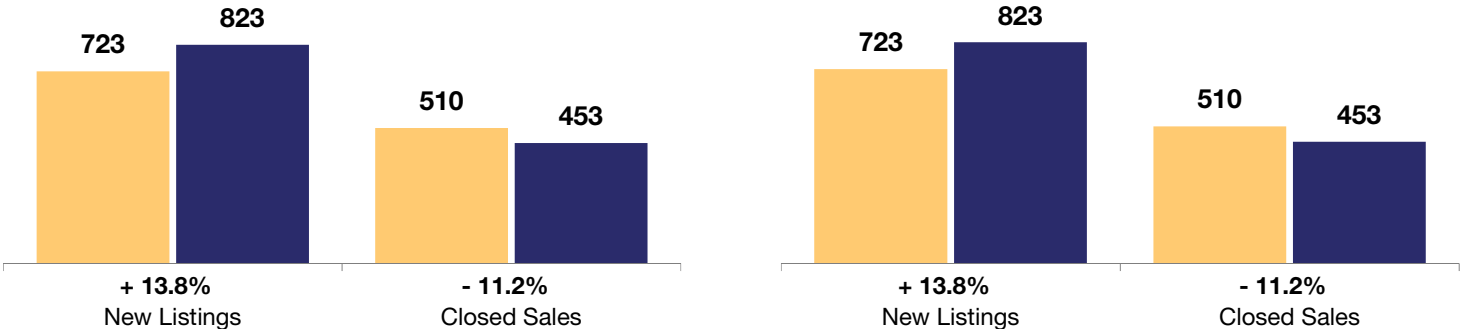
\* Does not account for seller concessions. | \*\* Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

### January

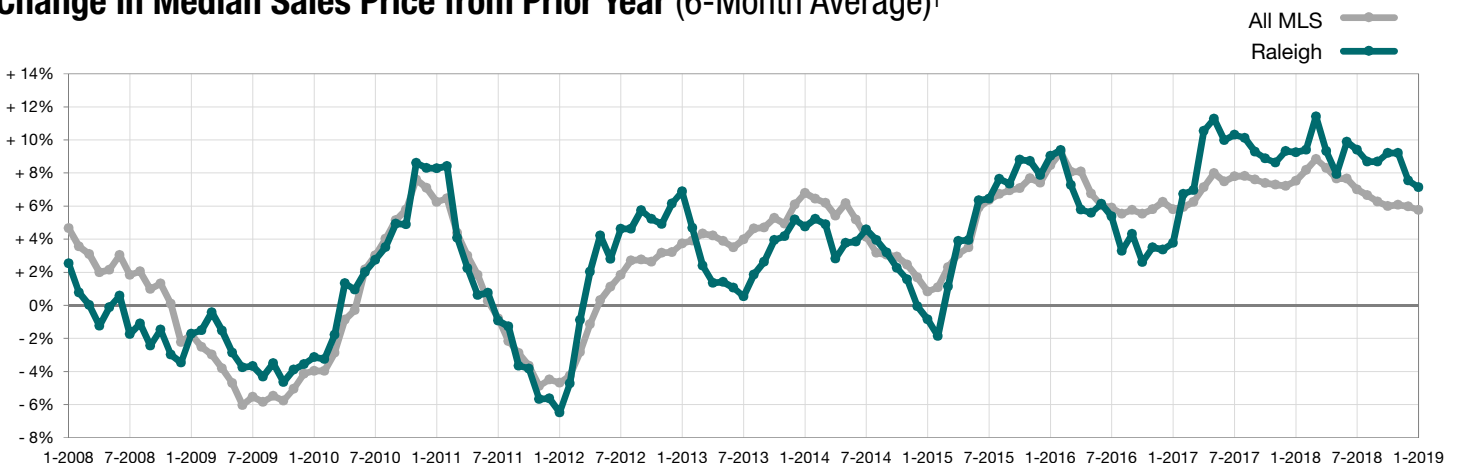
2018 2019

### 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