

# Local Market Update – February 2020

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Raleigh

**+ 3.7%**

Change in  
New Listings

**+ 6.5%**

Change in  
Closed Sales

**+ 6.5%**

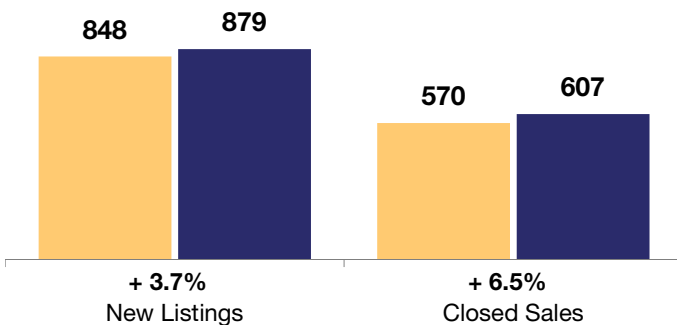
Change in  
Median Sales Price

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	848	879	+ 3.7%	1,674	1,706	+ 1.9%
Closed Sales	570	607	+ 6.5%	1,030	1,116	+ 8.3%
Median Sales Price*	\$274,000	\$291,900	+ 6.5%	\$271,250	\$290,500	+ 7.1%
Average Sales Price*	\$324,169	\$363,978	+ 12.3%	\$325,816	\$362,210	+ 11.2%
Total Dollar Volume (in millions)*	\$184.5	\$220.9	+ 19.8%	\$335.3	\$404.2	+ 20.6%
Percent of Original List Price Received*	98.3%	98.0%	- 0.3%	98.1%	97.9%	- 0.2%
Percent of List Price Received*	99.3%	99.1%	- 0.2%	99.1%	99.0%	- 0.1%
Days on Market Until Sale**	35	35	0.0%	33	35	+ 6.1%
Inventory of Homes for Sale	1,362	1,063	- 22.0%	--	--	--
Months Supply of Inventory	1.8	1.4	- 22.2%	--	--	--

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

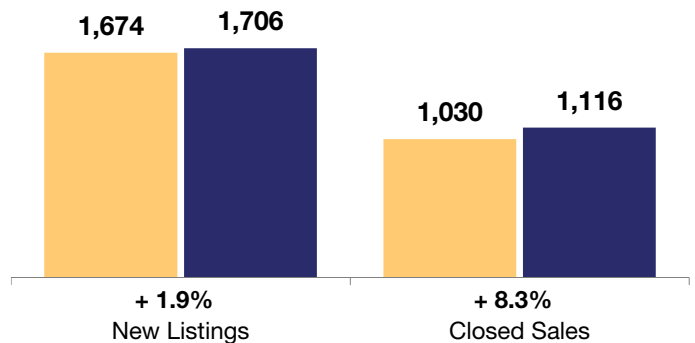
### February

2019 2020

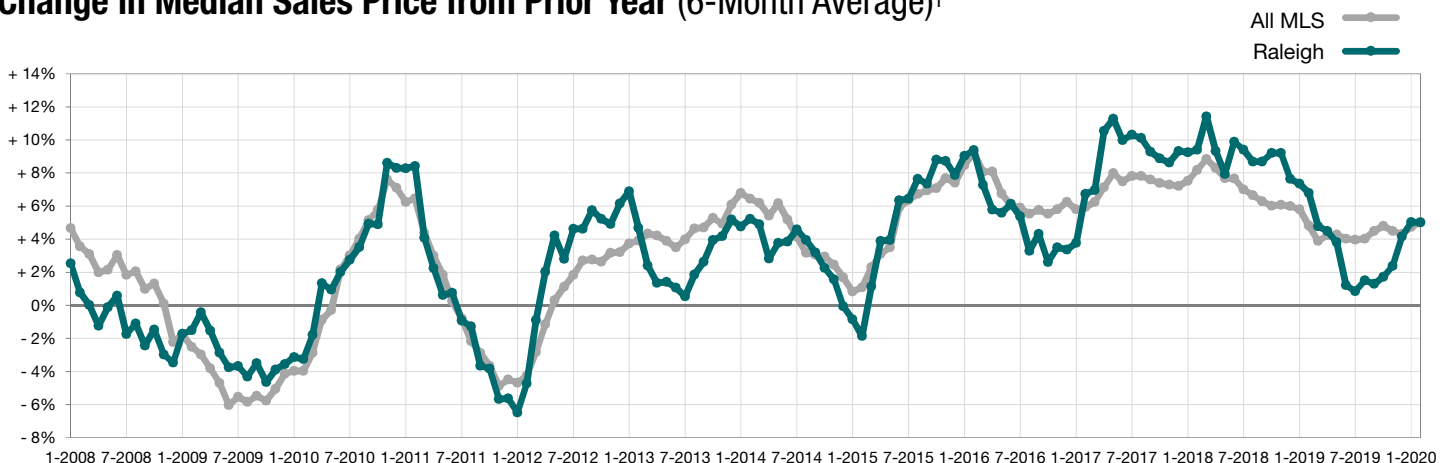


### Year to Date

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