

# Local Market Update – February 2021

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Raleigh

**- 19.2%**

Change in  
New Listings

**- 1.8%**

Change in  
Closed Sales

**+ 7.7%**

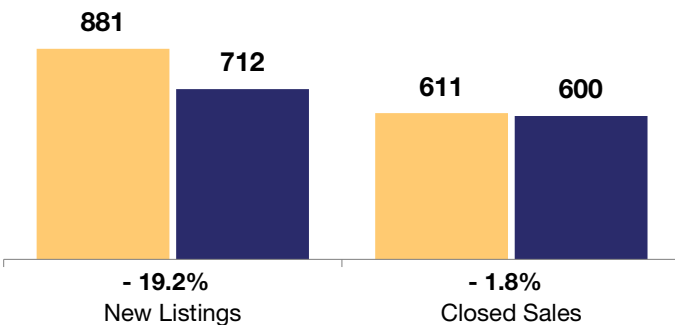
Change in  
Median Sales Price

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	881	712	- 19.2%	1,710	1,449	- 15.3%
Closed Sales	611	600	- 1.8%	1,121	1,190	+ 6.2%
Median Sales Price*	\$292,500	\$315,000	+ 7.7%	\$291,900	\$315,000	+ 7.9%
Average Sales Price*	\$364,915	\$406,030	+ 11.3%	\$362,666	\$409,485	+ 12.9%
Total Dollar Volume (in millions)*	\$223.0	\$243.6	+ 9.3%	\$406.5	\$487.3	+ 19.9%
Percent of Original List Price Received*	98.1%	100.4%	+ 2.3%	98.0%	100.1%	+ 2.1%
Percent of List Price Received*	99.2%	100.8%	+ 1.6%	99.0%	100.6%	+ 1.6%
Days on Market Until Sale**	36	23	- 36.1%	35	23	- 34.3%
Inventory of Homes for Sale	1,238	584	- 52.8%	--	--	--
Months Supply of Inventory	1.6	0.7	- 56.3%	--	--	--

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

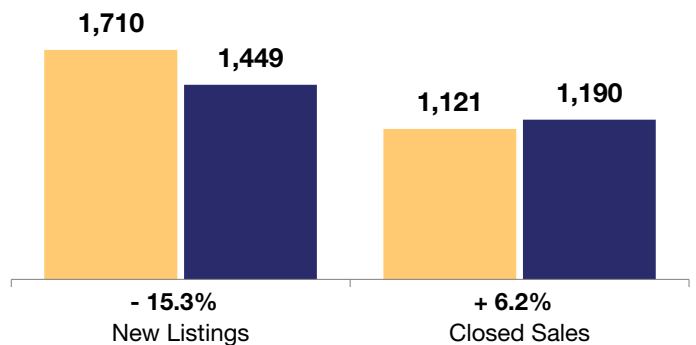
### February

2020 2021

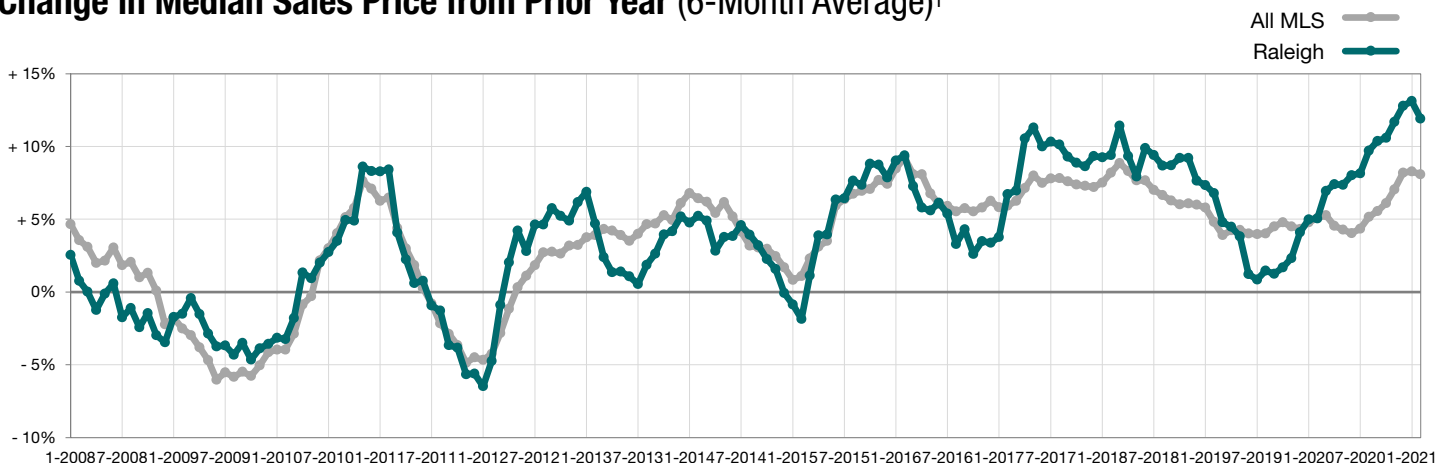


### Year to Date

2020 2021



### 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