

Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Raleigh

- 11.8%

Change in
New Listings

- 3.5%

Change in
Closed Sales

+ 9.8%

Change in
Median Sales Price

	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	1,049	925	- 11.8%	2,759	2,377	- 13.8%
Closed Sales	806	778	- 3.5%	1,927	1,969	+ 2.2%
Median Sales Price*	\$305,000	\$335,000	+ 9.8%	\$299,000	\$322,000	+ 7.7%
Average Sales Price*	\$361,146	\$438,871	+ 21.5%	\$362,030	\$421,017	+ 16.3%
Total Dollar Volume (in millions)*	\$291.1	\$341.4	+ 17.3%	\$697.6	\$829.0	+ 18.8%
Percent of Original List Price Received*	99.0%	101.7%	+ 2.7%	98.4%	100.7%	+ 2.3%
Percent of List Price Received*	99.7%	102.1%	+ 2.4%	99.3%	101.2%	+ 1.9%
Days on Market Until Sale**	25	15	- 40.0%	31	20	- 35.5%
Inventory of Homes for Sale	1,334	557	- 58.2%	--	--	--
Months Supply of Inventory	1.7	0.7	- 58.8%	--	--	--

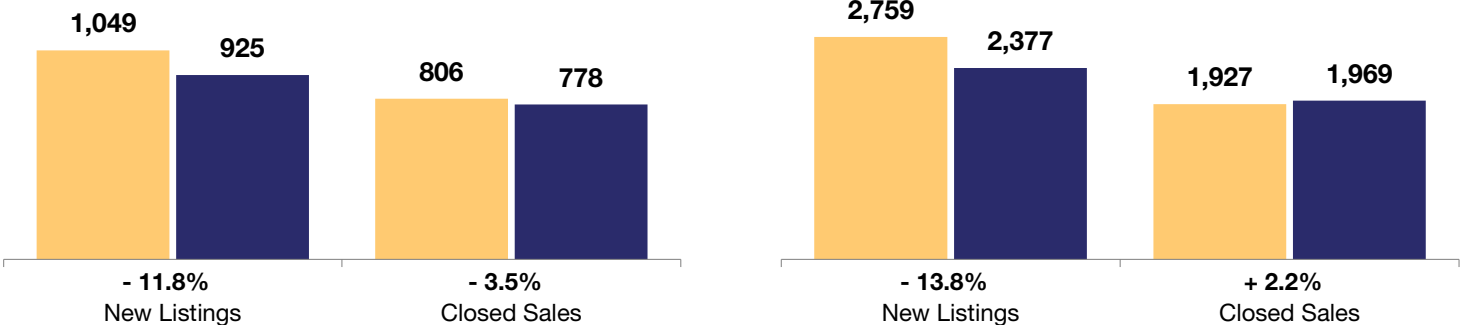
* Does not account for seller concessions. | ** Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

March

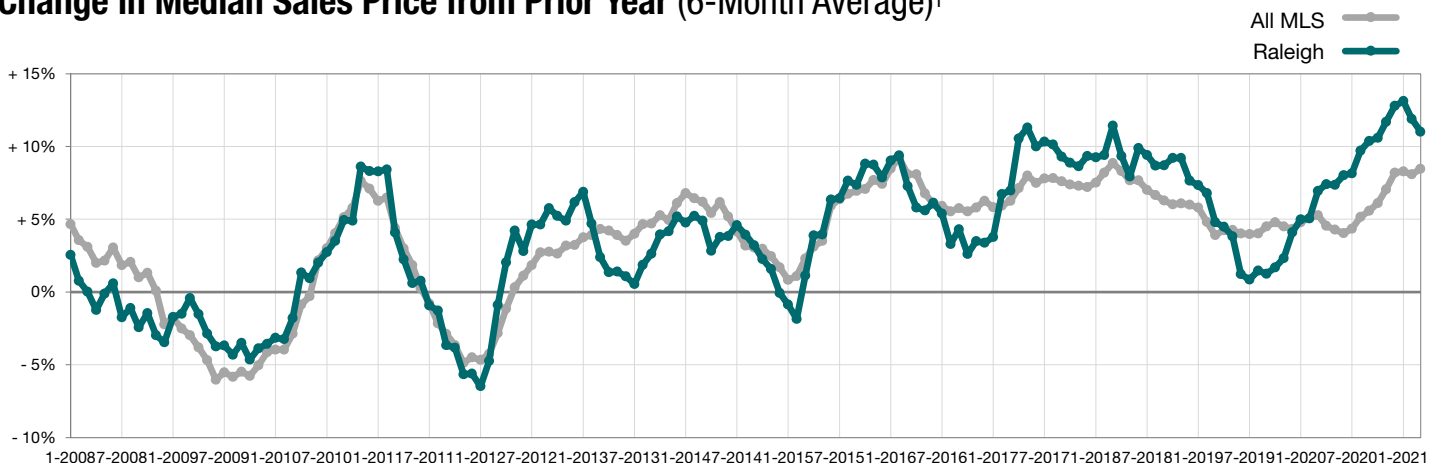
2020 2021

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