

# Local Market Update – May 2020

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Raleigh

**- 23.8%**

Change in  
New Listings

**- 22.2%**

Change in  
Closed Sales

**+ 4.7%**

Change in  
Median Sales Price

	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	1,159	883	- 23.8%	4,926	4,410	- 10.5%
Closed Sales	924	719	- 22.2%	3,514	3,347	- 4.8%
Median Sales Price*	\$276,110	\$289,000	+ 4.7%	\$275,000	\$298,500	+ 8.5%
Average Sales Price*	\$352,042	\$357,814	+ 1.6%	\$340,537	\$363,745	+ 6.8%
Total Dollar Volume (in millions)*	\$325.3	\$257.3	- 20.9%	\$1,196.3	\$1,217.5	+ 1.8%
Percent of Original List Price Received*	98.7%	98.9%	+ 0.2%	98.5%	98.6%	+ 0.1%
Percent of List Price Received*	99.5%	99.5%	0.0%	99.3%	99.4%	+ 0.1%
Days on Market Until Sale**	23	19	- 17.4%	27	26	- 3.7%
Inventory of Homes for Sale	1,612	1,124	- 30.3%	--	--	--
Months Supply of Inventory	2.2	1.5	- 31.8%	--	--	--

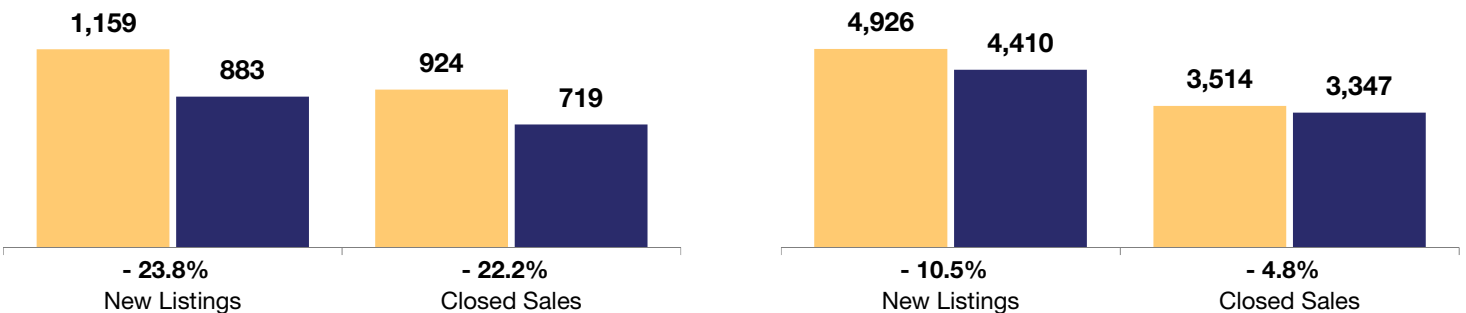
\* Does not account for seller concessions. | \*\* Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

### May

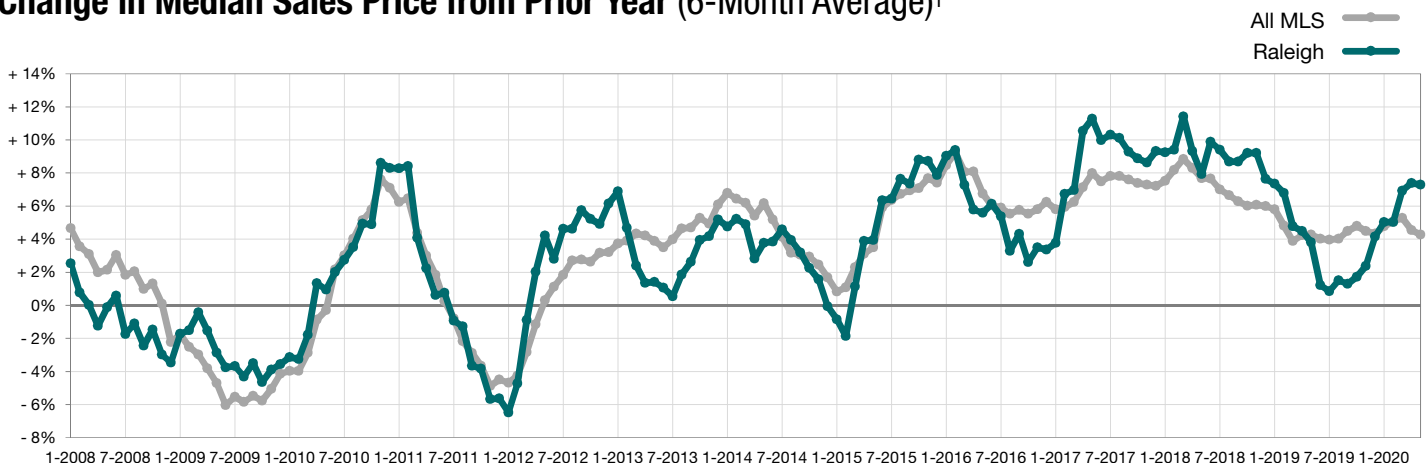
2019 2020

### 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