

# Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Raleigh

**- 1.8%**

Change in  
New Listings

**- 4.0%**

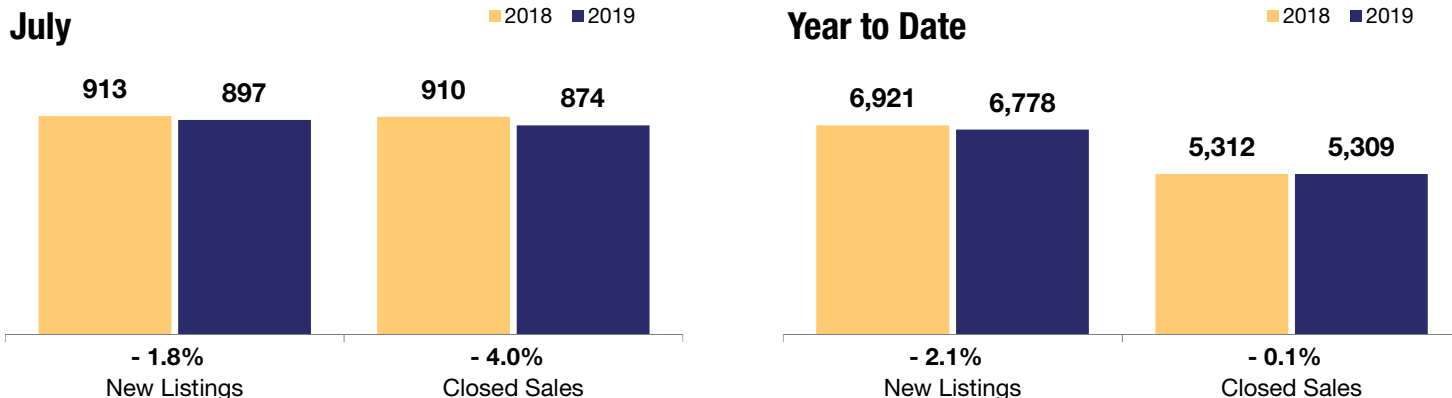
Change in  
Closed Sales

**+ 2.5%**

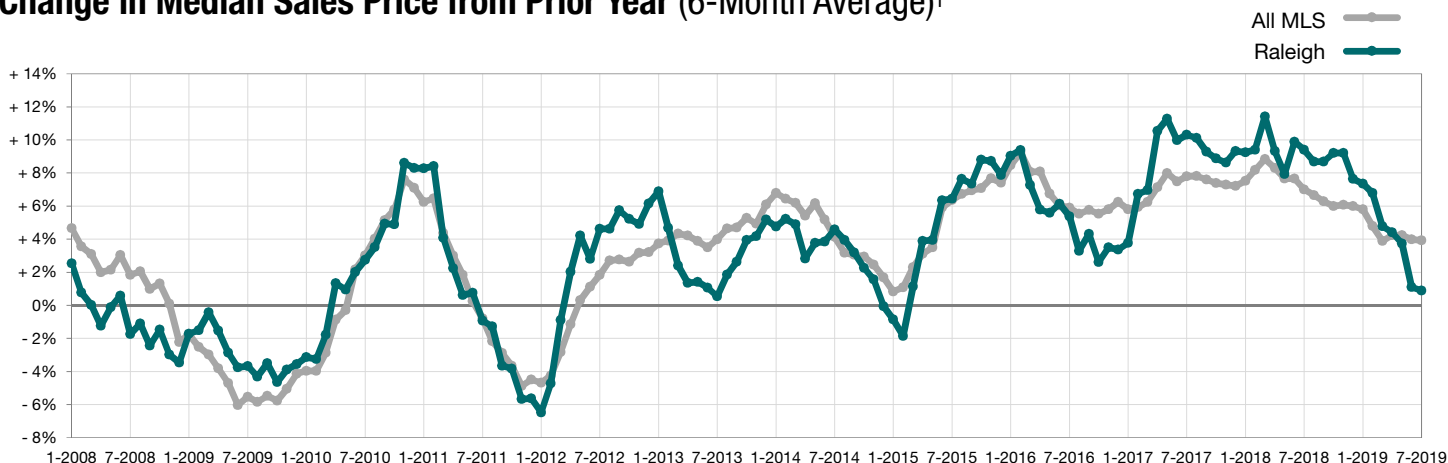
Change in  
Median Sales Price

	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	913	897	- 1.8%	6,921	6,778	- 2.1%
Closed Sales	910	874	- 4.0%	5,312	5,309	- 0.1%
Median Sales Price*	\$275,000	\$282,000	+ 2.5%	\$275,000	\$277,000	+ 0.7%
Average Sales Price*	\$335,219	\$365,168	+ 8.9%	\$333,172	\$345,545	+ 3.7%
Total Dollar Volume (in millions)*	\$305.0	\$319.2	+ 4.6%	\$1,769.5	\$1,834.2	+ 3.7%
Percent of Original List Price Received*	99.3%	98.3%	- 1.0%	99.1%	98.5%	- 0.6%
Percent of List Price Received*	100.0%	99.2%	- 0.8%	99.8%	99.3%	- 0.5%
Days on Market Until Sale**	20	23	+ 15.0%	23	25	+ 8.7%
Inventory of Homes for Sale	1,533	1,474	- 3.8%	--	--	--
Months Supply of Inventory	2.0	2.0	0.0%	--	--	--

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



### 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