

Local Market Update – August 2019

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Raleigh

+ 3.5%

Change in
New Listings

- 3.3%

Change in
Closed Sales

+ 6.2%

Change in
Median Sales Price

	August			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	964	998	+ 3.5%	7,885	7,791	- 1.2%
Closed Sales	872	843	- 3.3%	6,184	6,162	- 0.4%
Median Sales Price*	\$265,000	\$281,500	+ 6.2%	\$273,500	\$278,000	+ 1.6%
Average Sales Price*	\$322,583	\$346,855	+ 7.5%	\$331,678	\$345,612	+ 4.2%
Total Dollar Volume (in millions)*	\$281.3	\$292.4	+ 3.9%	\$2,050.8	\$2,129.3	+ 3.8%
Percent of Original List Price Received*	99.1%	98.3%	- 0.8%	99.1%	98.5%	- 0.6%
Percent of List Price Received*	99.9%	99.2%	- 0.7%	99.8%	99.3%	- 0.5%
Days on Market Until Sale**	20	23	+ 15.0%	22	25	+ 13.6%
Inventory of Homes for Sale	1,550	1,566	+ 1.0%	--	--	--
Months Supply of Inventory	2.0	2.1	+ 5.0%	--	--	--

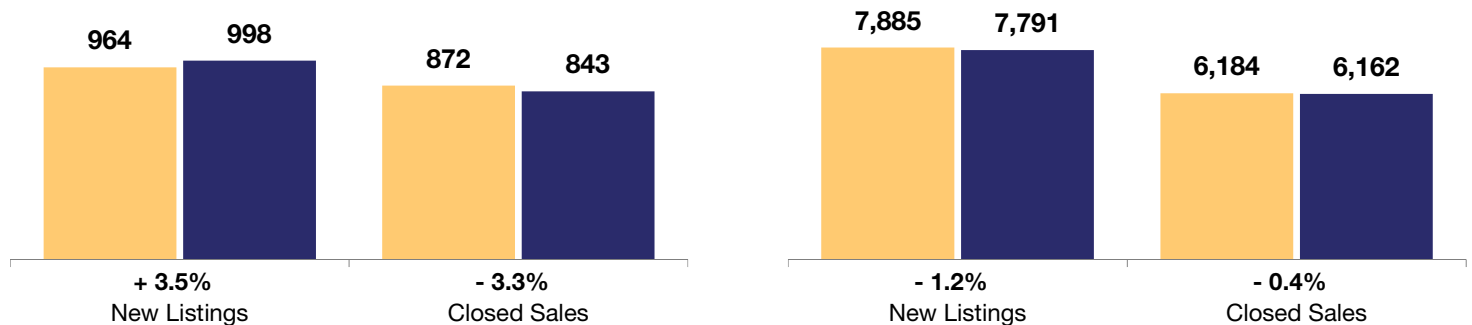
* Does not account for seller concessions. | ** Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

August

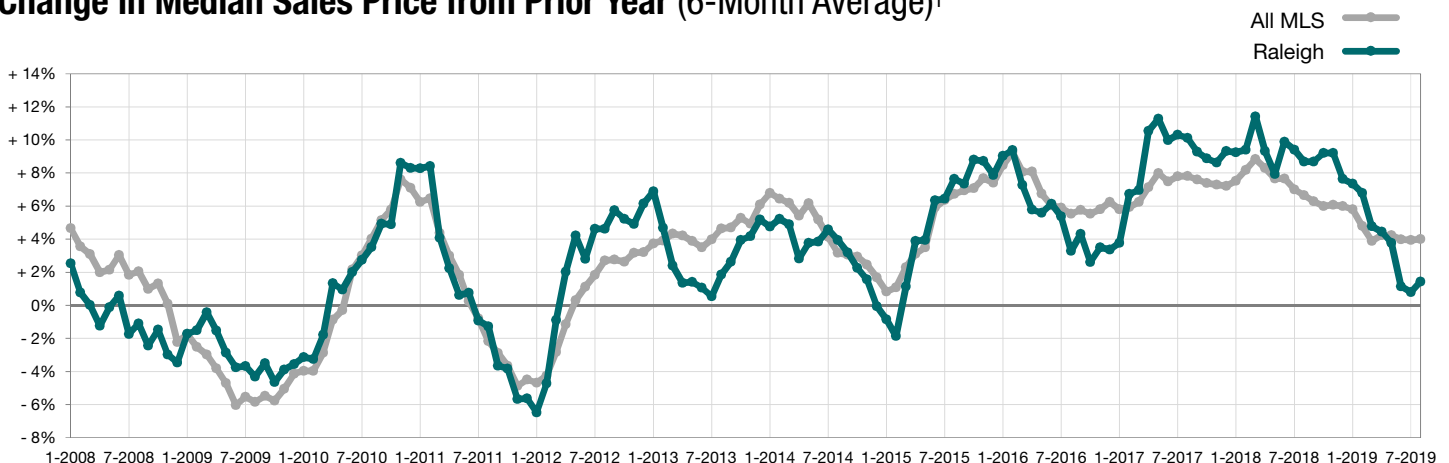
2018 2019

Year to Date

2018 2019



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