

Local Market Update – August 2020

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Raleigh

- 6.2%

Change in
New Listings

+ 4.5%

Change in
Closed Sales

+ 15.6%

Change in
Median Sales Price

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	1,000	938	- 6.2%	7,819	7,294	- 6.7%
Closed Sales	850	888	+ 4.5%	6,174	6,074	- 1.6%
Median Sales Price*	\$280,750	\$324,625	+ 15.6%	\$278,000	\$302,500	+ 8.8%
Average Sales Price*	\$346,631	\$401,549	+ 15.8%	\$345,704	\$370,609	+ 7.2%
Total Dollar Volume (in millions)*	\$294.6	\$356.6	+ 21.0%	\$2,134.0	\$2,251.1	+ 5.5%
Percent of Original List Price Received*	98.3%	99.8%	+ 1.5%	98.5%	99.0%	+ 0.5%
Percent of List Price Received*	99.2%	100.4%	+ 1.2%	99.3%	99.7%	+ 0.4%
Days on Market Until Sale**	24	20	- 16.7%	25	23	- 8.0%
Inventory of Homes for Sale	1,679	966	- 42.5%	--	--	--
Months Supply of Inventory	2.3	1.2	- 47.8%	--	--	--

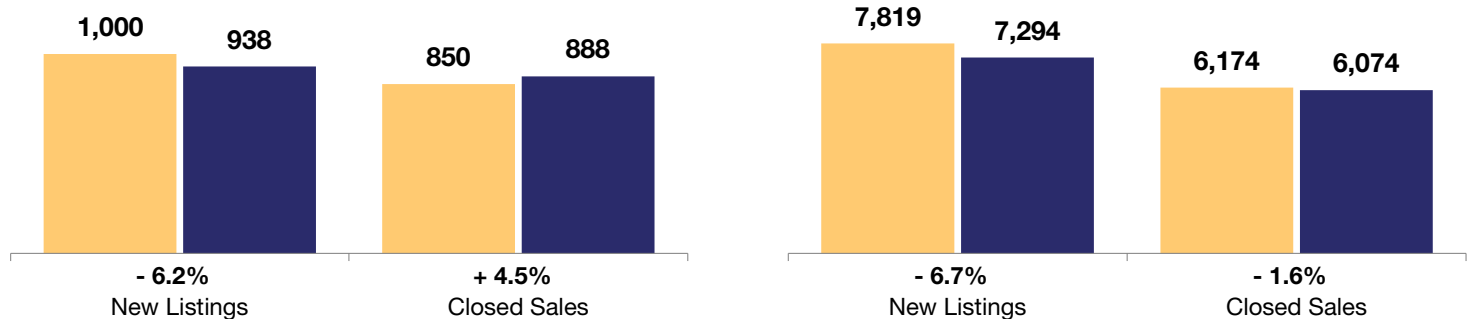
* Does not account for seller concessions. | ** Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

August

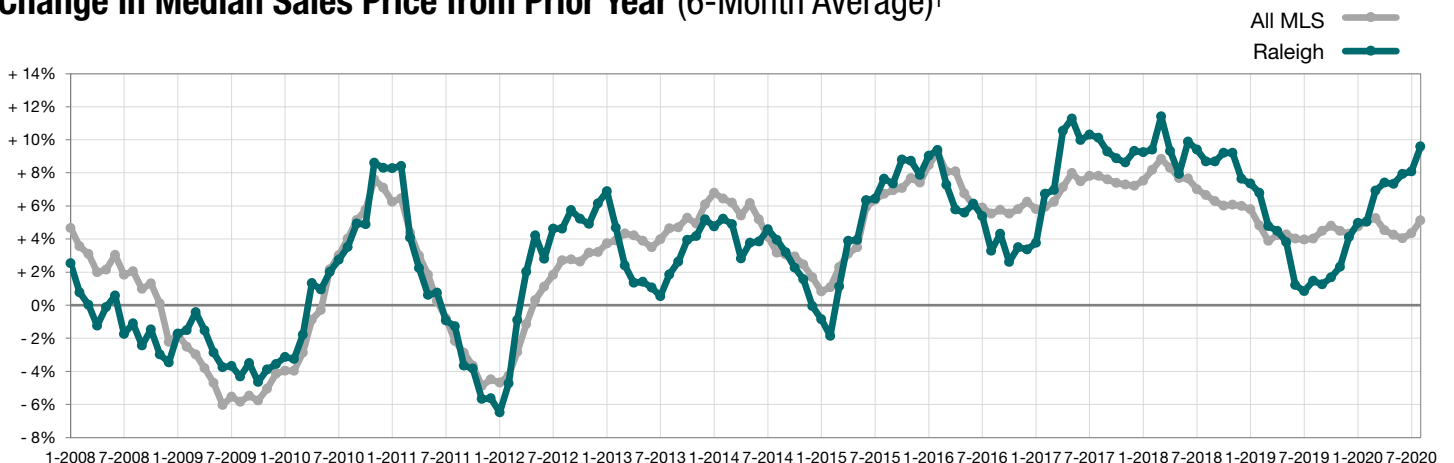
2019 2020

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