

Local Market Update – August 2021

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Raleigh

- 1.3%

Change in
New Listings

- 1.1%

Change in
Closed Sales

+ 15.5%

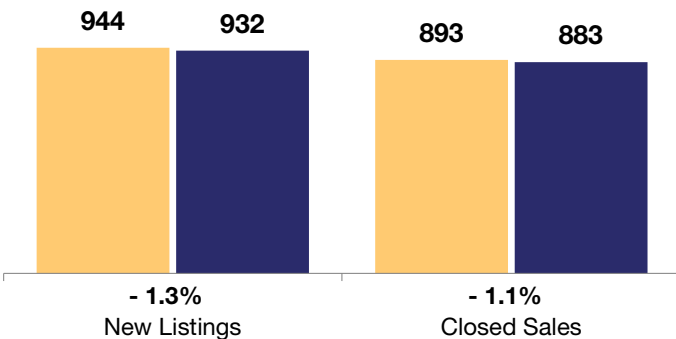
Change in
Median Sales Price

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	944	932	- 1.3%	7,306	7,257	- 0.7%
Closed Sales	893	883	- 1.1%	6,080	6,497	+ 6.9%
Median Sales Price*	\$325,000	\$375,421	+ 15.5%	\$302,750	\$355,000	+ 17.3%
Average Sales Price*	\$401,608	\$452,699	+ 12.7%	\$370,649	\$444,504	+ 19.9%
Total Dollar Volume (in millions)*	\$358.6	\$399.7	+ 11.5%	\$2,253.5	\$2,887.9	+ 28.2%
Percent of Original List Price Received*	99.9%	104.3%	+ 4.4%	99.0%	103.3%	+ 4.3%
Percent of List Price Received*	100.4%	104.5%	+ 4.1%	99.7%	103.4%	+ 3.7%
Days on Market Until Sale**	20	9	- 55.0%	23	13	- 43.5%
Inventory of Homes for Sale	1,070	578	- 46.0%	--	--	--
Months Supply of Inventory	1.4	0.7	- 50.0%	--	--	--

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

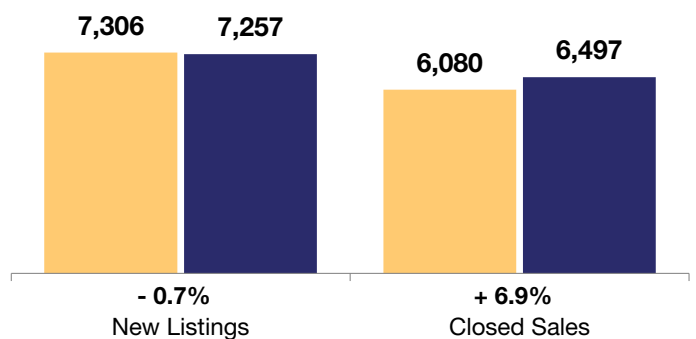
August

2020 2021

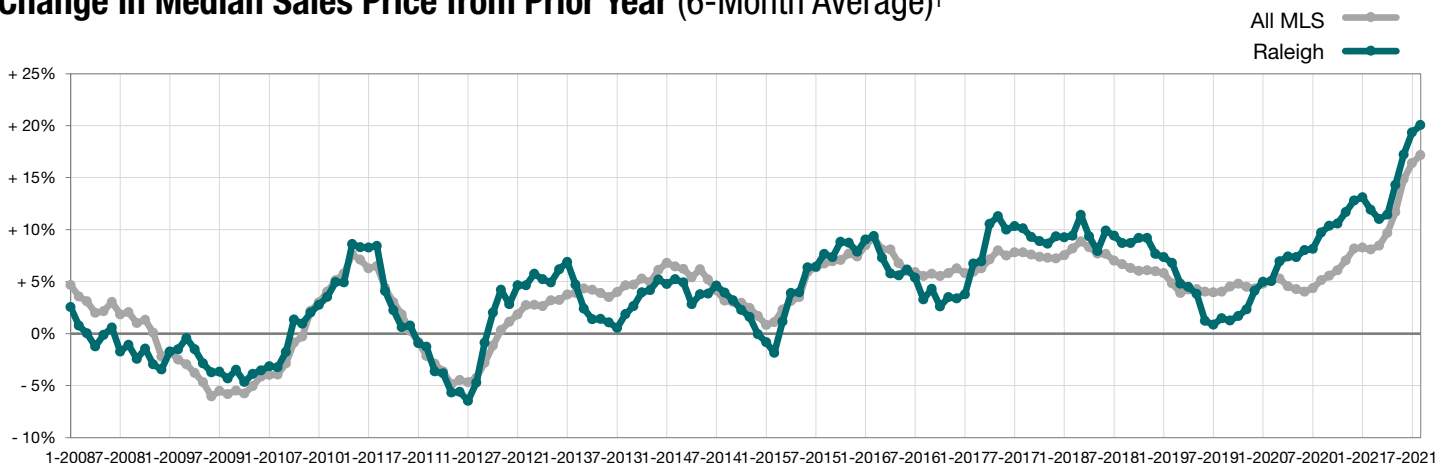


Year to Date

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