

Local Market Update – December 2020

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Raleigh

+ 21.1%

Change in
New Listings

+ 15.1%

Change in
Closed Sales

+ 14.3%

Change in
Median Sales Price

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	441	534	+ 21.1%	10,663	10,347	- 3.0%
Closed Sales	769	885	+ 15.1%	9,122	9,500	+ 4.1%
Median Sales Price*	\$280,000	\$320,000	+ 14.3%	\$279,000	\$309,636	+ 11.0%
Average Sales Price*	\$355,036	\$403,003	+ 13.5%	\$347,837	\$380,037	+ 9.3%
Total Dollar Volume (in millions)*	\$273.0	\$356.3	+ 30.5%	\$3,172.3	\$3,610.0	+ 13.8%
Percent of Original List Price Received*	97.2%	99.8%	+ 2.7%	98.2%	99.4%	+ 1.2%
Percent of List Price Received*	98.9%	100.4%	+ 1.5%	99.2%	100.0%	+ 0.8%
Days on Market Until Sale**	31	20	- 35.5%	26	21	- 19.2%
Inventory of Homes for Sale	1,260	657	- 47.9%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--

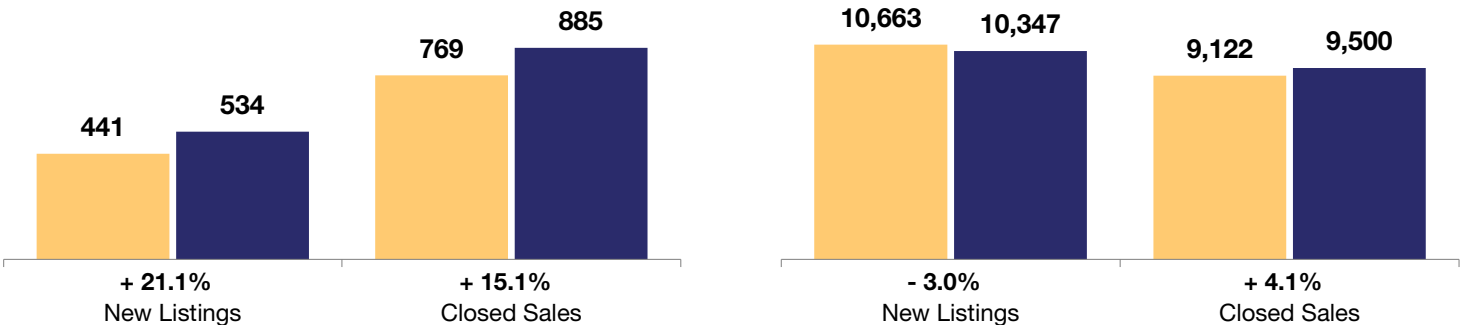
* Does not account for seller concessions. | ** Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

December

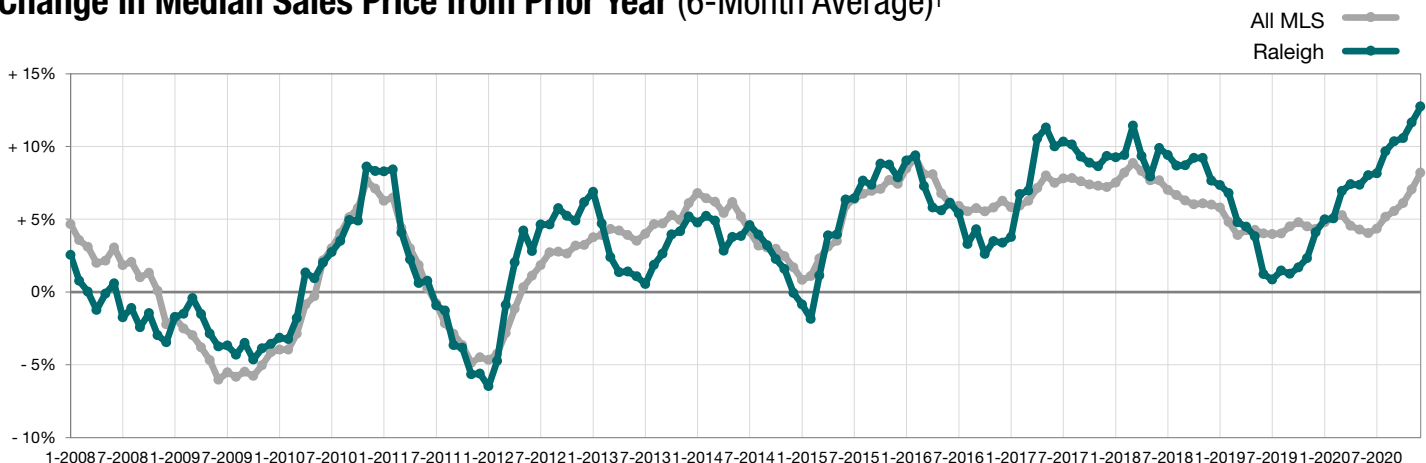
2019 2020

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