Local Market Update – March 2018

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS

Months Supply of Inventory



Wake County

- **11.5**% - **12.9**% + **10.4**%

- 13.6%

Change in Change in New Listings Closed Sales

March

1.9

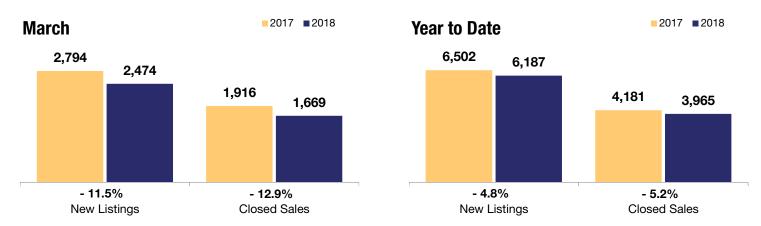
Change in Median Sales Price

Year to Date

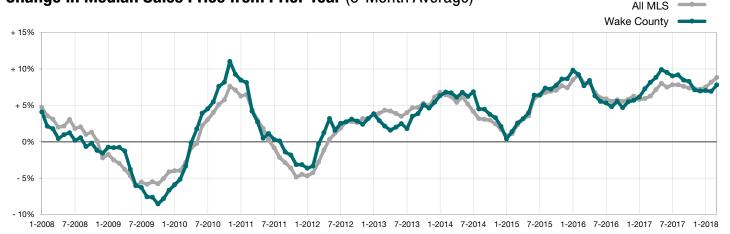
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	2017	2018	+/-	2017	2018	+/-	
New Listings	2,794	2,474	- 11.5%	6,502	6,187	- 4.8%	
Closed Sales	1,916	1,669	- 12.9%	4,181	3,965	- 5.2%	
Median Sales Price*	\$276,375	\$305,000	+ 10.4%	\$271,000	\$295,900	+ 9.2%	
Average Sales Price*	\$314,415	\$341,559	+ 8.6%	\$309,367	\$332,012	+ 7.3%	
Total Dollar Volume (in millions)*	\$602.4	\$570.1	- 5.4%	\$1,293.5	\$1,316.4	+ 1.8%	
Percent of Original List Price Received*	98.7%	99.1%	+ 0.4%	98.3%	98.6%	+ 0.3%	
Percent of List Price Received*	99.3%	99.7%	+ 0.4%	99.2%	99.3%	+ 0.1%	
Days on Market Until Sale**	33	27	- 18.2%	35	31	- 11.4%	
Inventory of Homes for Sale	3,828	3,301	- 13.8%				

2.2

^{*} 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