## **Local Market Update – May 2020**

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## **Wake County**

- 21.7%

- 22.3%

+ 2.3%

Change in **New Listings** 

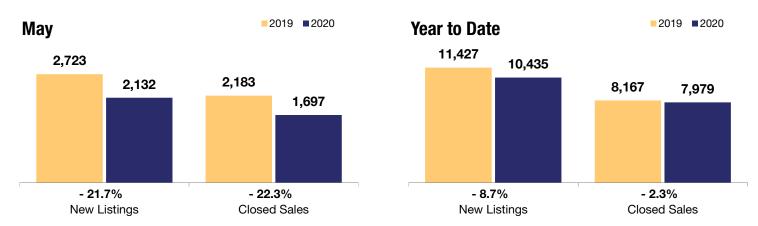
Change in Closed Sales

Change in Median Sales Price

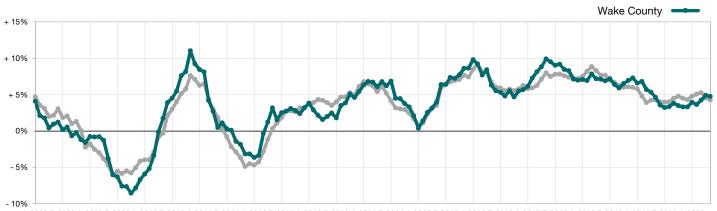
All MLS

		May			Year to Date		
	2019	2020	+/-	2019	2020	+/-	
New Listings	2,723	2,132	- 21.7%	11,427	10,435	- 8.7%	
Closed Sales	2,183	1,697	- 22.3%	8,167	7,979	- 2.3%	
Median Sales Price*	\$320,526	\$328,000	+ 2.3%	\$313,000	\$330,000	+ 5.4%	
Average Sales Price*	\$365,910	\$373,327	+ 2.0%	\$354,033	\$370,878	+ 4.8%	
Total Dollar Volume (in millions)*	\$798.8	\$633.5	- 20.7%	\$2,891.0	\$2,959.2	+ 2.4%	
Percent of Original List Price Received*	98.7%	98.7%	0.0%	98.4%	98.5%	+ 0.1%	
Percent of List Price Received*	99.5%	99.4%	- 0.1%	99.3%	99.3%	0.0%	
Days on Market Until Sale**	24	20	- 16.7%	30	29	- 3.3%	
Inventory of Homes for Sale	4,333	3,110	- 28.2%				
Months Supply of Inventory	2.5	1.7	- 32.0%				

<sup>\*</sup> 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)†



 $1-2008\,7-2008\,1-2019\,7-2019\,1-2010\,7-2010\,1-2011\,7-2011\,1-2011\,7-2011\,1-2012\,7-2012\,1-2013\,7-2013\,1-2014\,7-2014\,1-2015\,7-2015\,1-2016\,7-2016\,1-2017\,7-2017\,1-2018\,7-2018\,1-2019\,7-2019\,1-2020\,1-2019\,$ 

<sup>†</sup> 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