

Local Market Update – May 2022

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Wake County

+ 10.5%

Change in
New Listings

- 12.6%

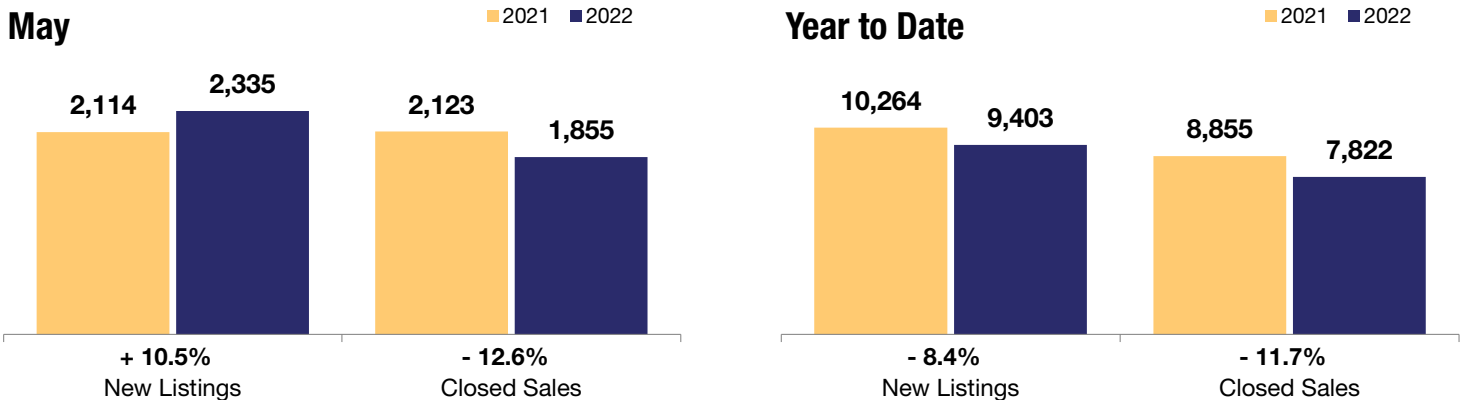
Change in
Closed Sales

+ 25.0%

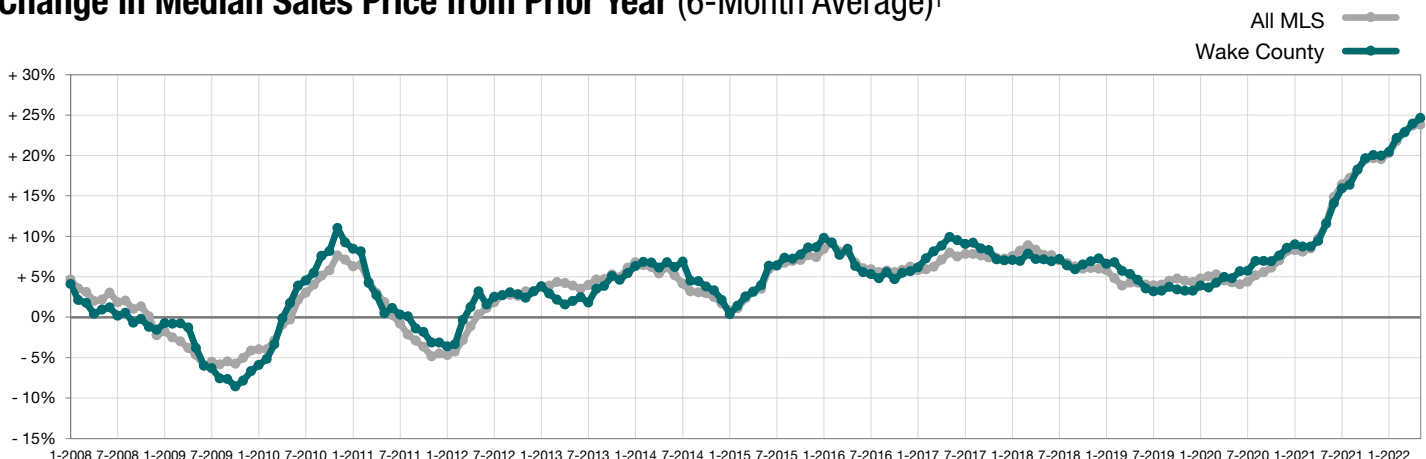
Change in
Median Sales Price

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	2,114	2,335	+ 10.5%	10,264	9,403	- 8.4%
Closed Sales	2,123	1,855	- 12.6%	8,855	7,822	- 11.7%
Median Sales Price*	\$389,900	\$487,229	+ 25.0%	\$370,000	\$460,000	+ 24.3%
Average Sales Price*	\$447,754	\$568,131	+ 26.9%	\$426,133	\$532,622	+ 25.0%
Total Dollar Volume (in millions)*	\$950.6	\$1,053.9	+ 10.9%	\$3,773.4	\$4,165.6	+ 10.4%
Percent of Original List Price Received*	104.2%	106.6%	+ 2.3%	102.3%	105.7%	+ 3.3%
Percent of List Price Received*	104.0%	106.5%	+ 2.4%	102.2%	105.6%	+ 3.3%
Days on Market Until Sale**	9	6	- 33.3%	13	9	- 30.8%
Inventory of Homes for Sale	980	1,405	+ 43.4%	--	--	--
Months Supply of Inventory	0.5	0.8	+ 60.0%	--	--	--

* 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