## **Local Market Update – August 2020**

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## **Wake County**

- 3.3% + 6.8% + 10.9%

Change in Change in Change in

New Listings

August

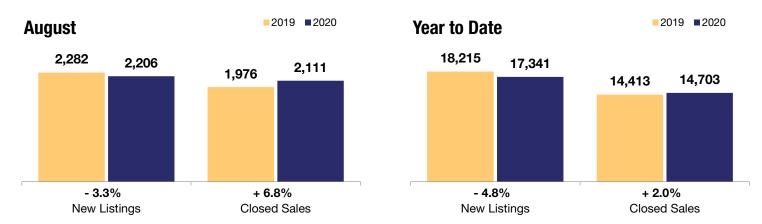
Change in Closed Sales

Change in Median Sales Price

Vear to Date

	August			rear to Date		
	2019	2020	+/-	2019	2020	+/-
New Listings	2,282	2,206	- 3.3%	18,215	17,341	- 4.8%
Closed Sales	1,976	2,111	+ 6.8%	14,413	14,703	+ 2.0%
Median Sales Price*	\$315,500	\$350,000	+ 10.9%	\$314,900	\$334,005	+ 6.1%
Average Sales Price*	\$361,951	\$398,798	+ 10.2%	\$357,733	\$377,038	+ 5.4%
Total Dollar Volume (in millions)*	\$715.2	\$841.9	+ 17.7%	\$5,155.6	\$5,543.2	+ 7.5%
Percent of Original List Price Received*	98.1%	99.5%	+ 1.4%	98.4%	98.8%	+ 0.4%
Percent of List Price Received*	99.2%	100.1%	+ 0.9%	99.3%	99.5%	+ 0.2%
Days on Market Until Sale**	27	20	- 25.9%	27	26	- 3.7%
Inventory of Homes for Sale	4,444	2,447	- 44.9%			
Months Supply of Inventory	2.6	1.3	- 50.0%			

<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\,1-2009\,7-2009\,1-2010\,7-2010\,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\,7-2020\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,1-2019\,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