

# Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Wake Forest

**- 1.4%**

**+ 15.0%**

**+ 3.2%**

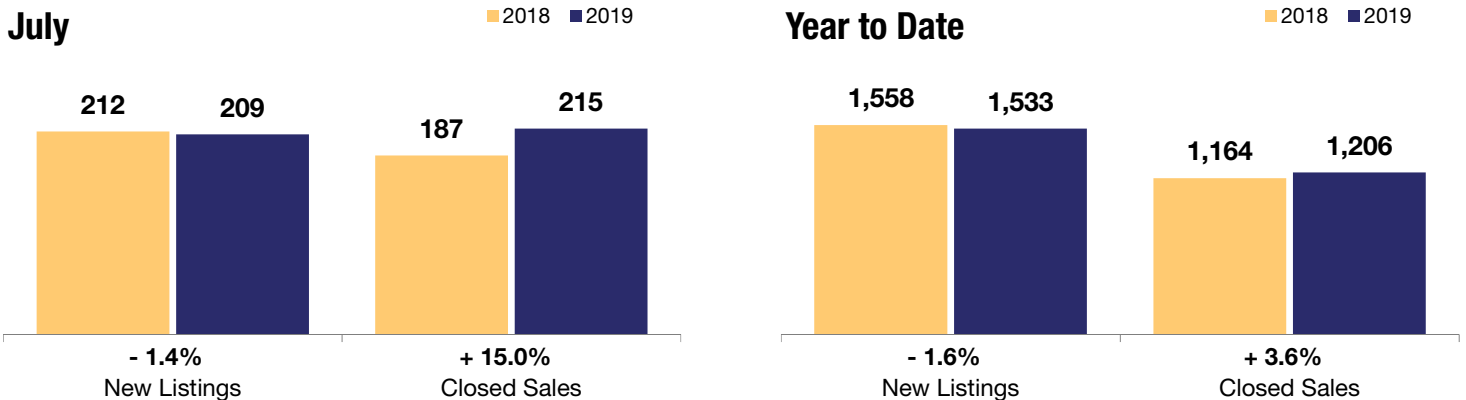
Change in  
New Listings

Change in  
Closed Sales

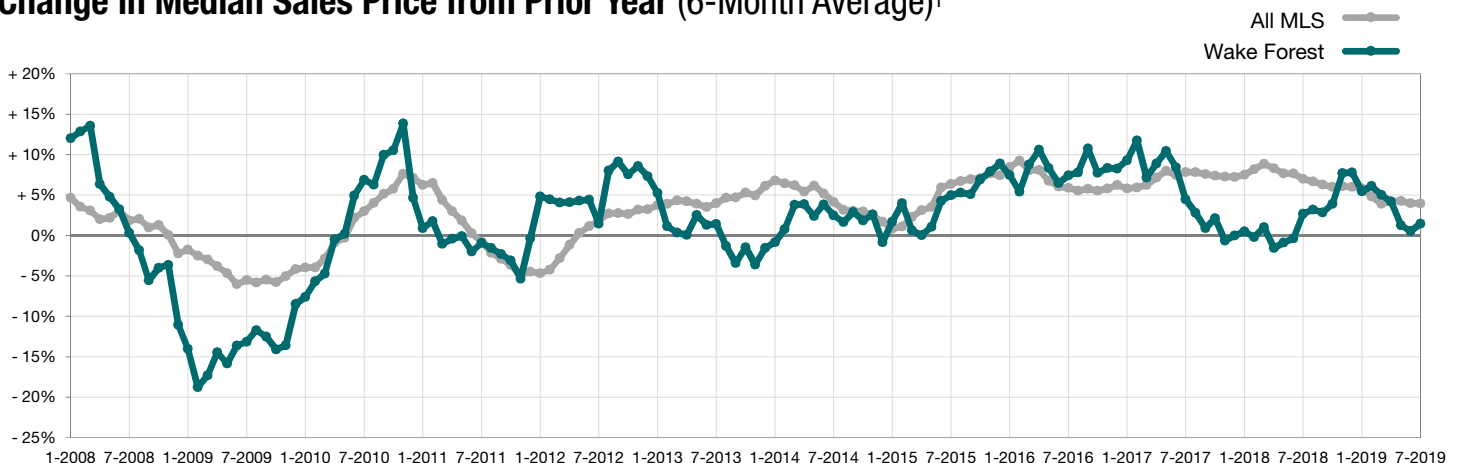
Change in  
Median Sales Price

	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	212	209	- 1.4%	1,558	1,533	- 1.6%
Closed Sales	187	215	+ 15.0%	1,164	1,206	+ 3.6%
Median Sales Price*	\$340,000	\$350,900	+ 3.2%	\$331,800	\$335,000	+ 1.0%
Average Sales Price*	\$353,463	\$381,828	+ 8.0%	\$354,059	\$361,025	+ 2.0%
Total Dollar Volume (in millions)*	\$66.1	\$82.1	+ 24.2%	\$412.1	\$435.4	+ 5.6%
Percent of Original List Price Received*	98.2%	98.3%	+ 0.1%	98.2%	97.9%	- 0.3%
Percent of List Price Received*	99.4%	99.1%	- 0.3%	99.1%	99.2%	+ 0.1%
Days on Market Until Sale**	25	33	+ 32.0%	35	35	0.0%
Inventory of Homes for Sale	556	507	- 8.8%	--	--	--
Months Supply of Inventory	3.5	3.0	- 14.3%	--	--	--

\* 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