

# Local Market Update – December 2020

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Wake Forest

**+ 33.6%**

Change in  
New Listings

**- 5.0%**

Change in  
Closed Sales

**+ 8.9%**

Change in  
Median Sales Price

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	110	147	+ 33.6%	2,425	2,230	- 8.0%
Closed Sales	200	190	- 5.0%	2,047	2,146	+ 4.8%
Median Sales Price*	\$344,386	<b>\$375,000</b>	+ 8.9%	\$337,500	<b>\$379,900</b>	+ 12.6%
Average Sales Price*	\$390,839	<b>\$422,161</b>	+ 8.0%	\$368,913	<b>\$404,505</b>	+ 9.6%
Total Dollar Volume (in millions)*	\$78.2	<b>\$80.2</b>	+ 2.6%	\$755.2	<b>\$867.7</b>	+ 14.9%
Percent of Original List Price Received*	97.8%	<b>99.8%</b>	+ 2.0%	97.9%	<b>98.9%</b>	+ 1.0%
Percent of List Price Received*	99.1%	<b>100.1%</b>	+ 1.0%	99.2%	<b>99.6%</b>	+ 0.4%
Days on Market Until Sale**	36	<b>20</b>	- 44.4%	36	<b>30</b>	- 16.7%
Inventory of Homes for Sale	453	<b>193</b>	- 57.4%	--	--	--
Months Supply of Inventory	2.6	<b>1.0</b>	- 61.5%	--	--	--

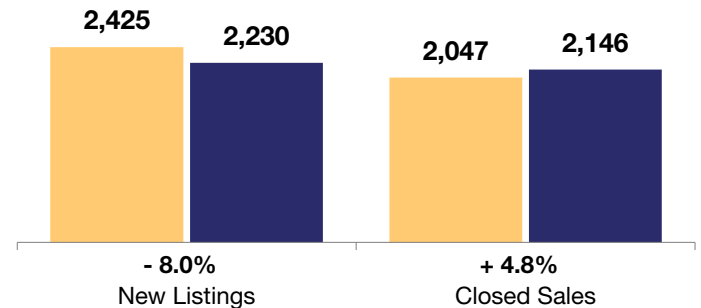
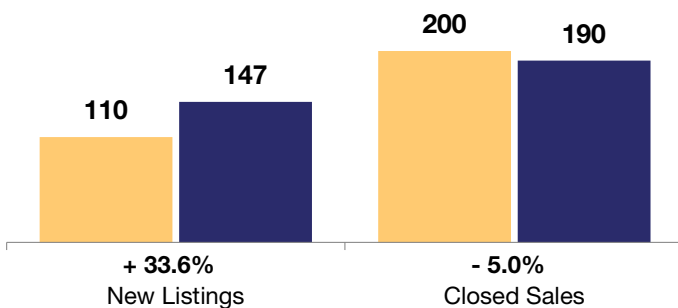
\* Does not account for seller concessions. | \*\* Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

### December

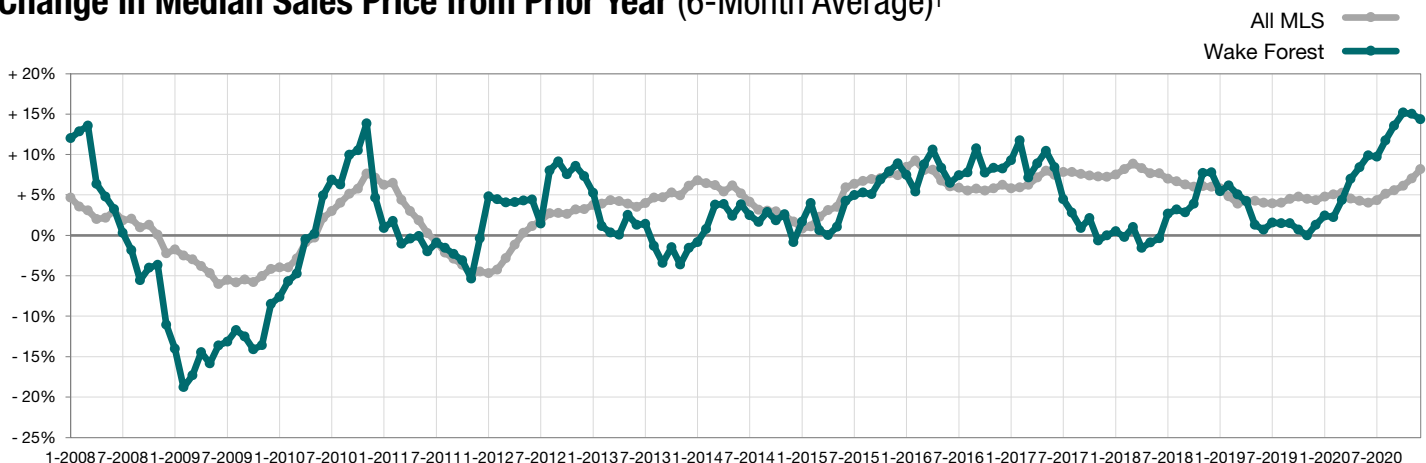
2019 2020

### Year to Date

2019 2020



### 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