

# Local Market Update – May 2019

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Raleigh – North

**- 3.1%**

Change in  
New Listings

**- 1.6%**

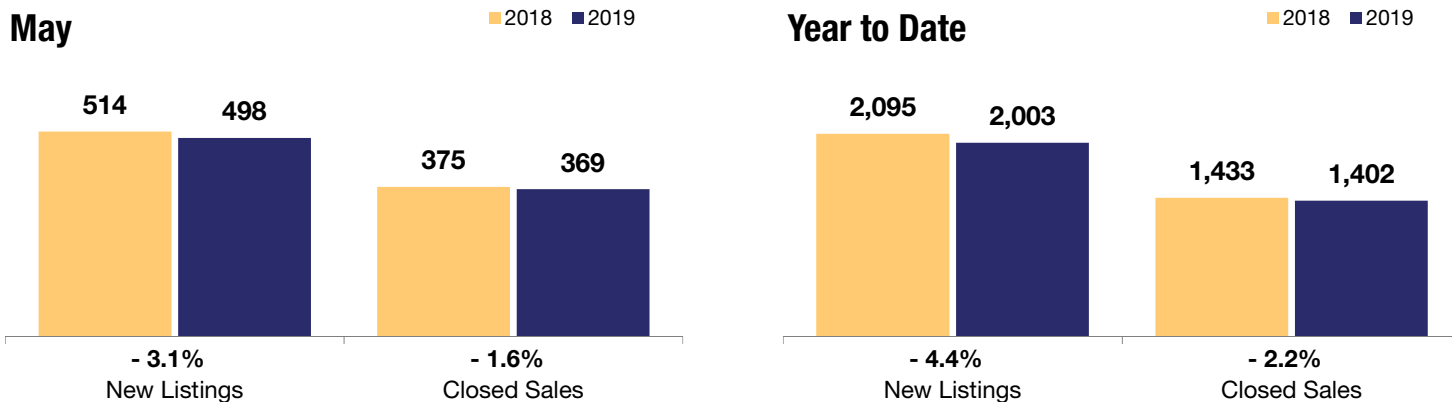
Change in  
Closed Sales

**+ 0.6%**

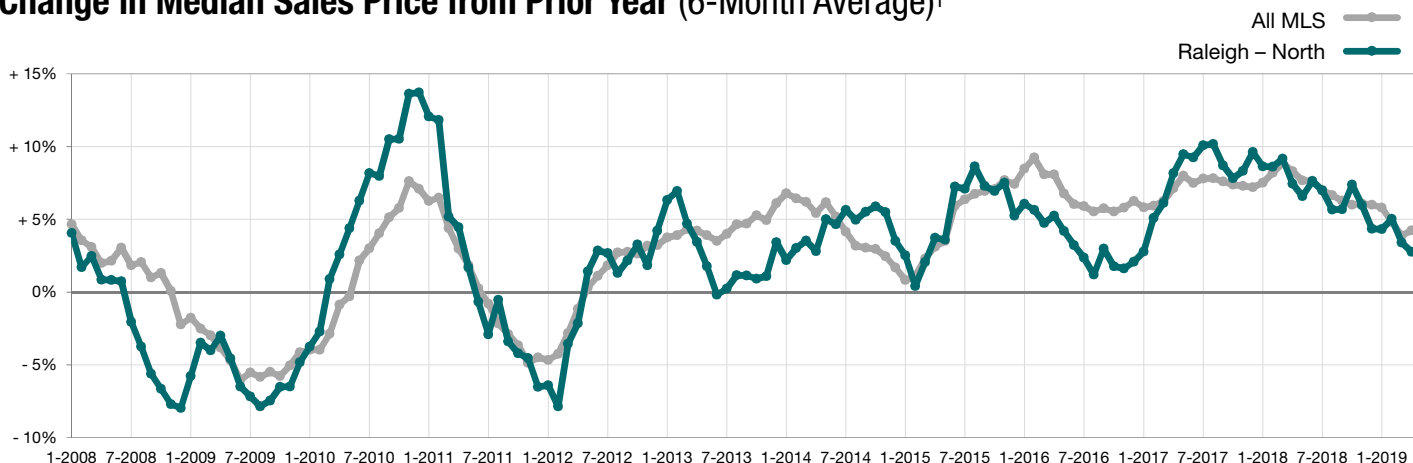
Change in  
Median Sales Price

	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	514	498	- 3.1%	2,095	2,003	- 4.4%
Closed Sales	375	369	- 1.6%	1,433	1,402	- 2.2%
Median Sales Price*	\$322,000	<b>\$324,000</b>	+ 0.6%	\$305,550	<b>\$315,000</b>	+ 3.1%
Average Sales Price*	\$372,770	<b>\$381,928</b>	+ 2.5%	\$365,295	<b>\$370,798</b>	+ 1.5%
Total Dollar Volume (in millions)*	\$139.8	<b>\$140.9</b>	+ 0.8%	\$523.5	<b>\$519.5</b>	- 0.8%
Percent of Original List Price Received*	99.4%	<b>98.5%</b>	- 0.9%	98.9%	<b>98.4%</b>	- 0.5%
Percent of List Price Received*	99.8%	<b>99.5%</b>	- 0.3%	99.7%	<b>99.4%</b>	- 0.3%
Days on Market Until Sale**	18	<b>29</b>	+ 61.1%	28	<b>31</b>	+ 10.7%
Inventory of Homes for Sale	695	<b>673</b>	- 3.2%	--	--	--
Months Supply of Inventory	2.3	<b>2.2</b>	- 4.3%	--	--	--

\* 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