

Local Market Update – May 2019

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Raleigh

- 3.9%

Change in
New Listings

+ 1.4%

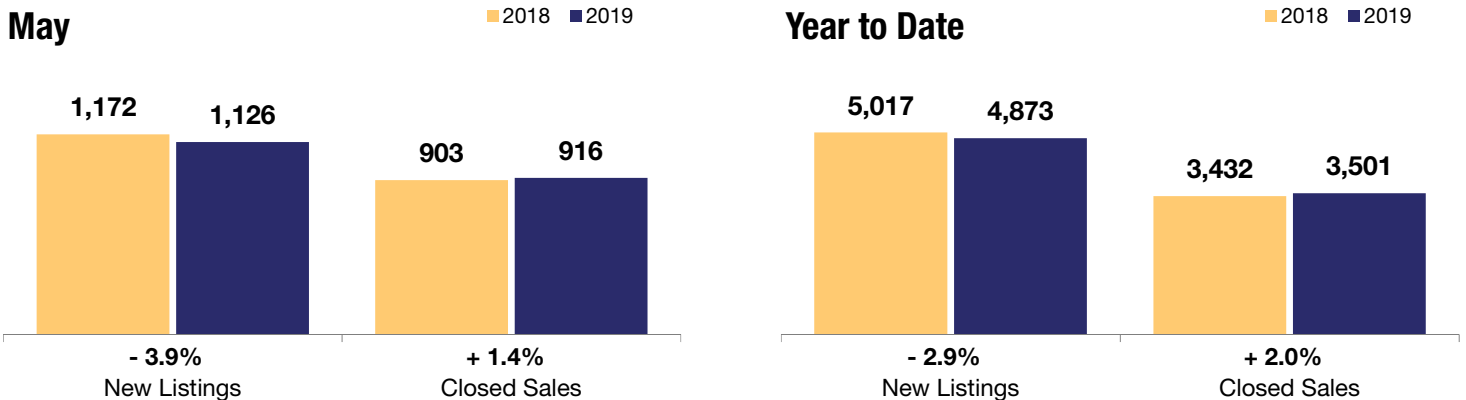
Change in
Closed Sales

+ 0.8%

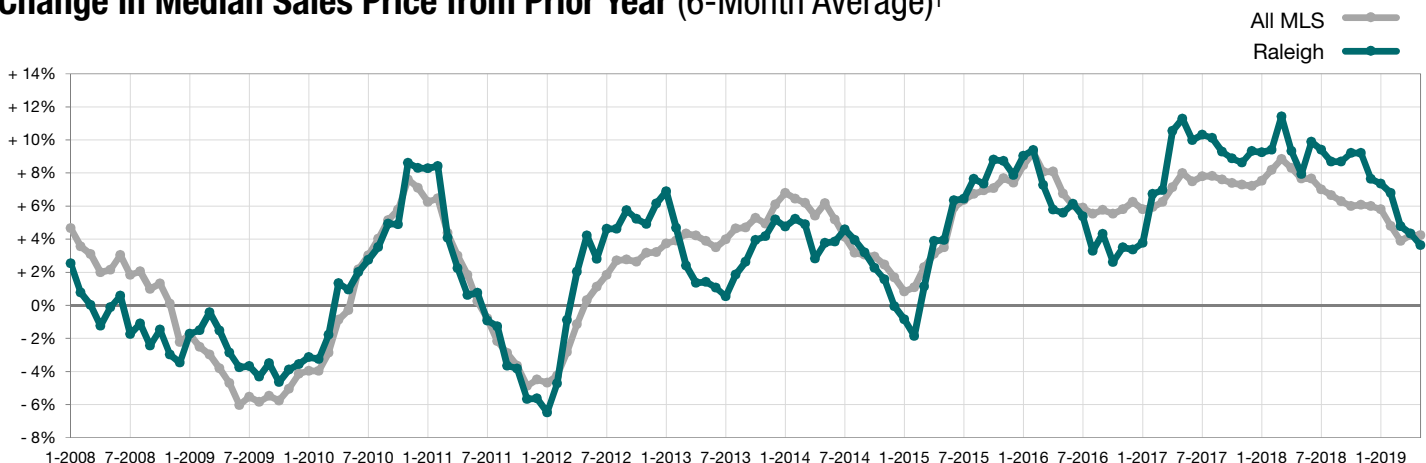
Change in
Median Sales Price

	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	1,172	1,126	- 3.9%	5,017	4,873	- 2.9%
Closed Sales	903	916	+ 1.4%	3,432	3,501	+ 2.0%
Median Sales Price*	\$273,500	\$275,575	+ 0.8%	\$267,000	\$275,000	+ 3.0%
Average Sales Price*	\$337,240	\$350,146	+ 3.8%	\$326,130	\$339,963	+ 4.2%
Total Dollar Volume (in millions)*	\$304.5	\$320.7	+ 5.3%	\$1,119.3	\$1,189.9	+ 6.3%
Percent of Original List Price Received*	99.7%	98.7%	- 1.0%	99.0%	98.5%	- 0.5%
Percent of List Price Received*	100.2%	99.5%	- 0.7%	99.7%	99.3%	- 0.4%
Days on Market Until Sale**	16	23	+ 43.8%	24	27	+ 12.5%
Inventory of Homes for Sale	1,594	1,465	- 8.1%	--	--	--
Months Supply of Inventory	2.1	2.0	- 4.8%	--	--	--

* 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