

# Local Market Update – February 2016

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



**- 7.0%**

**+ 13.3%**

**- 4.1%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## Wake Forest

### February

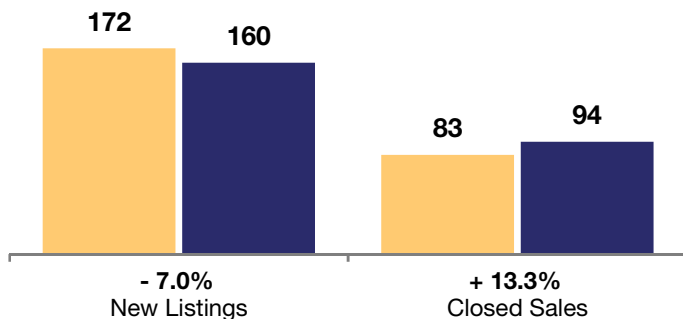
### Year to Date

	2015	2016	+ / -	2015	2016	+ / -
New Listings	172	160	- 7.0%	346	310	- 10.4%
Closed Sales	83	94	+ 13.3%	166	164	- 1.2%
Median Sales Price*	\$285,000	<b>\$273,250</b>	- 4.1%	\$285,000	<b>\$284,450</b>	- 0.2%
Average Sales Price*	\$319,088	<b>\$297,050</b>	- 6.9%	\$309,137	<b>\$300,876</b>	- 2.7%
Total Dollar Volume (in millions)*	\$26.5	<b>\$27.9</b>	+ 5.4%	\$51.3	<b>\$49.3</b>	- 3.8%
Percent of Original List Price Received*	96.6%	<b>97.9%</b>	+ 1.3%	96.4%	<b>97.4%</b>	+ 1.0%
Percent of List Price Received*	98.4%	<b>98.9%</b>	+ 0.5%	98.8%	<b>98.8%</b>	0.0%
Days on Market Until Sale	75	<b>59</b>	- 21.3%	83	<b>65</b>	- 21.7%
Inventory of Homes for Sale	473	<b>454</b>	- 4.0%	--	--	--
Months Supply of Inventory	3.9	<b>3.4</b>	- 12.8%	--	--	--

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

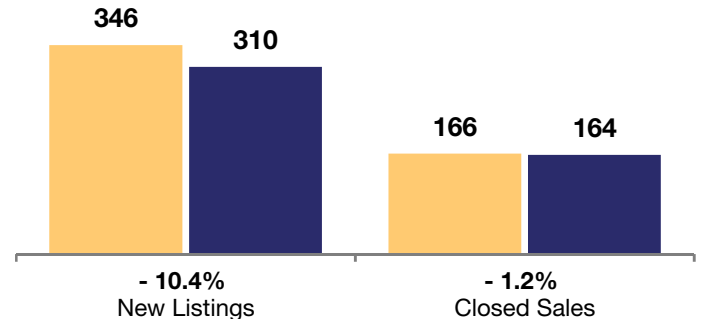
### February

2015 2016

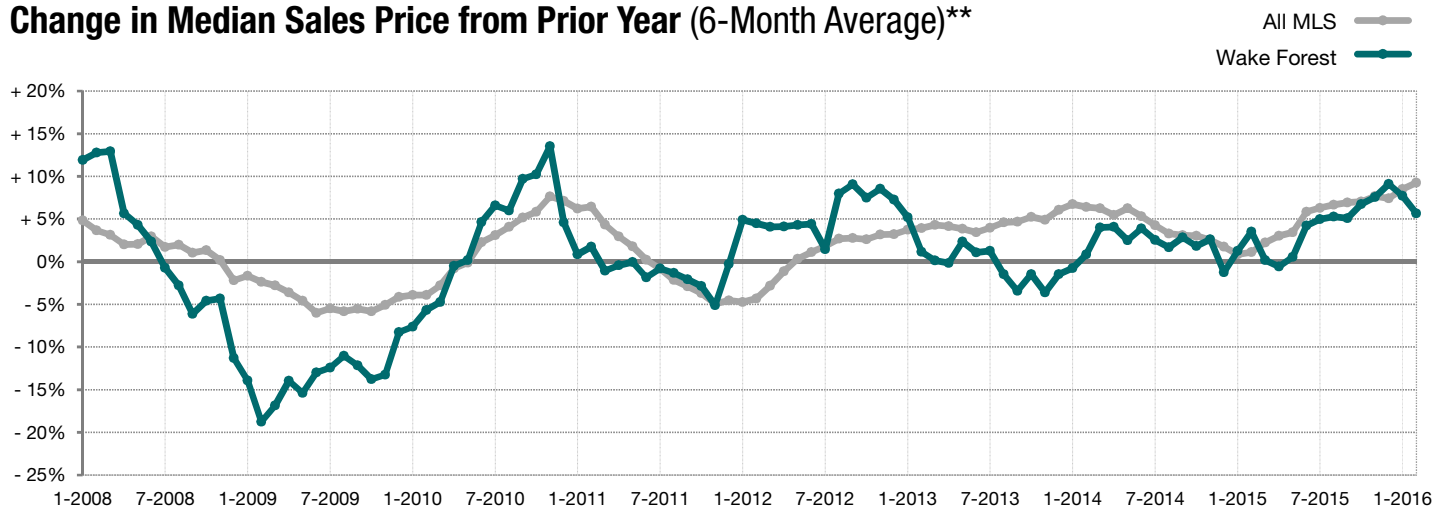


### Year to Date

2015 2016



### 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. | Current as of March 10, 2016. All data from Triangle Multiple Listing Service, Inc.. | Powered by ShowingTime 10K.