

Local Market Update – July 2015

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



+ 7.4%

Change in
New Listings

+ 14.8%

Change in
Closed Sales

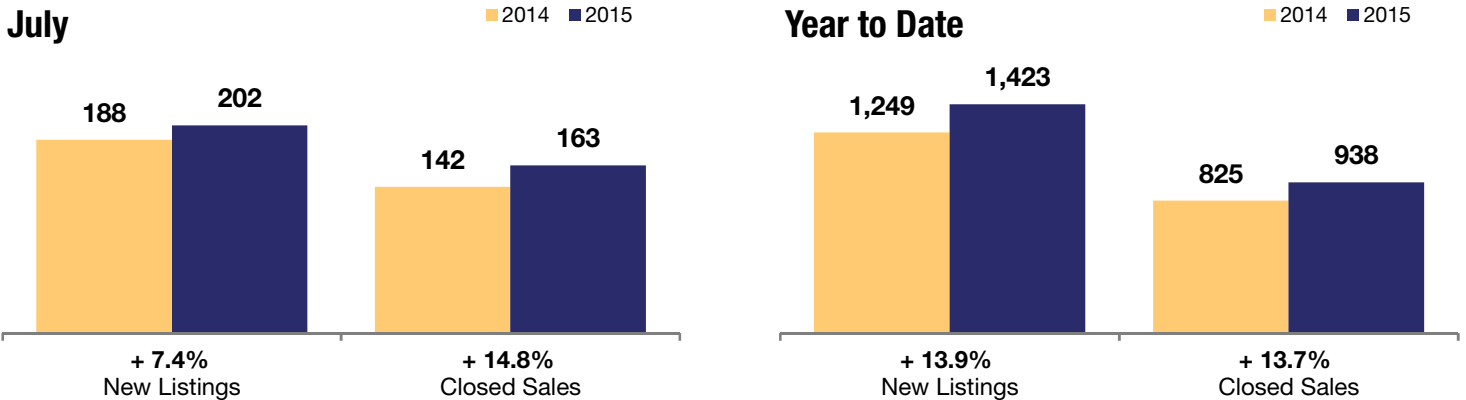
+ 11.6%

Change in
Median Sales Price

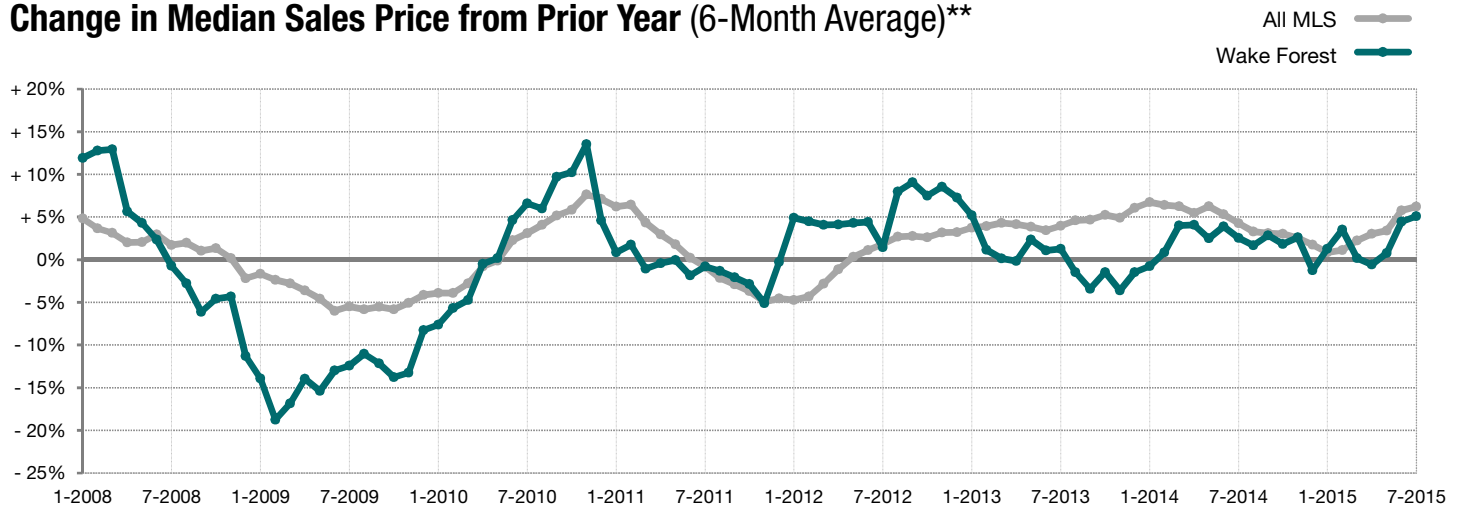
Wake Forest

	July			Year to Date		
	2014	2015	+ / -	2014	2015	+ / -
New Listings	188	202	+ 7.4%	1,249	1,423	+ 13.9%
Closed Sales	142	163	+ 14.8%	825	938	+ 13.7%
Median Sales Price*	\$263,500	\$294,000	+ 11.6%	\$278,000	\$288,125	+ 3.6%
Average Sales Price*	\$293,162	\$320,436	+ 9.3%	\$295,926	\$319,653	+ 8.0%
Total Dollar Volume (in millions)*	\$41.6	\$52.2	+ 25.5%	\$244.1	\$299.5	+ 22.7%
Percent of Original List Price Received*	96.6%	97.1%	+ 0.5%	96.7%	97.6%	+ 0.9%
Percent of List Price Received*	98.2%	98.4%	+ 0.2%	98.4%	98.7%	+ 0.3%
Days on Market Until Sale	77	65	- 15.6%	80	65	- 18.8%
Inventory of Homes for Sale	630	595	- 5.6%	--	--	--
Months Supply of Inventory	5.7	4.6	- 19.3%	--	--	--

* Does not account for seller concessions. | 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. | Current as of August 10, 2015. All data from Triangle Multiple Listing Service, Inc.. | Powered by 10K Research and Marketing.