

Local Market Update – February 2019

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Wake County

- 5.6%

Change in
New Listings

+ 9.9%

Change in
Closed Sales

+ 4.1%

Change in
Median Sales Price

	February			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	2,009	1,896	- 5.6%	3,740	3,754	+ 0.4%
Closed Sales	1,170	1,286	+ 9.9%	2,296	2,326	+ 1.3%
Median Sales Price*	\$295,000	\$307,000	+ 4.1%	\$290,000	\$305,000	+ 5.2%
Average Sales Price*	\$325,548	\$341,600	+ 4.9%	\$325,082	\$341,411	+ 5.0%
Total Dollar Volume (in millions)*	\$380.9	\$439.0	+ 15.2%	\$746.4	\$793.8	+ 6.3%
Percent of Original List Price Received*	98.4%	98.2%	- 0.2%	98.2%	97.9%	- 0.3%
Percent of List Price Received*	99.2%	99.2%	0.0%	99.1%	99.0%	- 0.1%
Days on Market Until Sale**	34	37	+ 8.8%	34	36	+ 5.9%
Inventory of Homes for Sale	3,361	3,484	+ 3.7%	--	--	--
Months Supply of Inventory	1.9	2.0	+ 5.3%	--	--	--

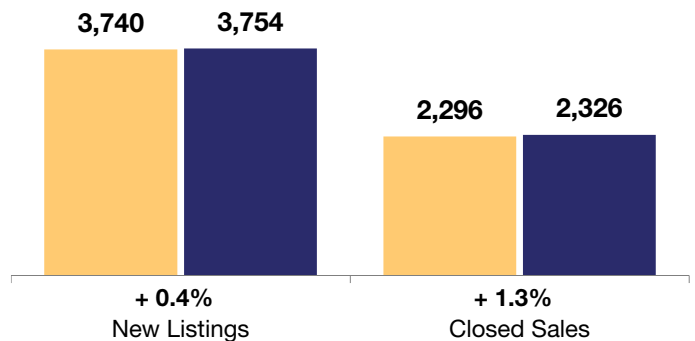
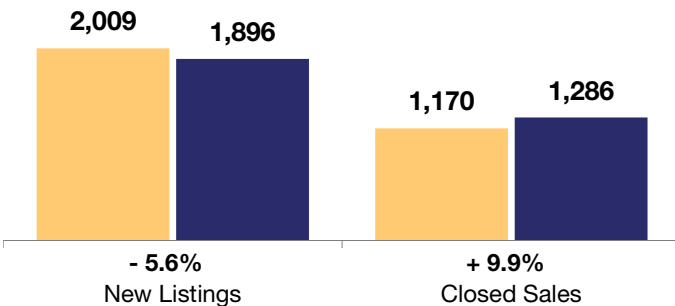
* Does not account for seller concessions. | ** Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

February

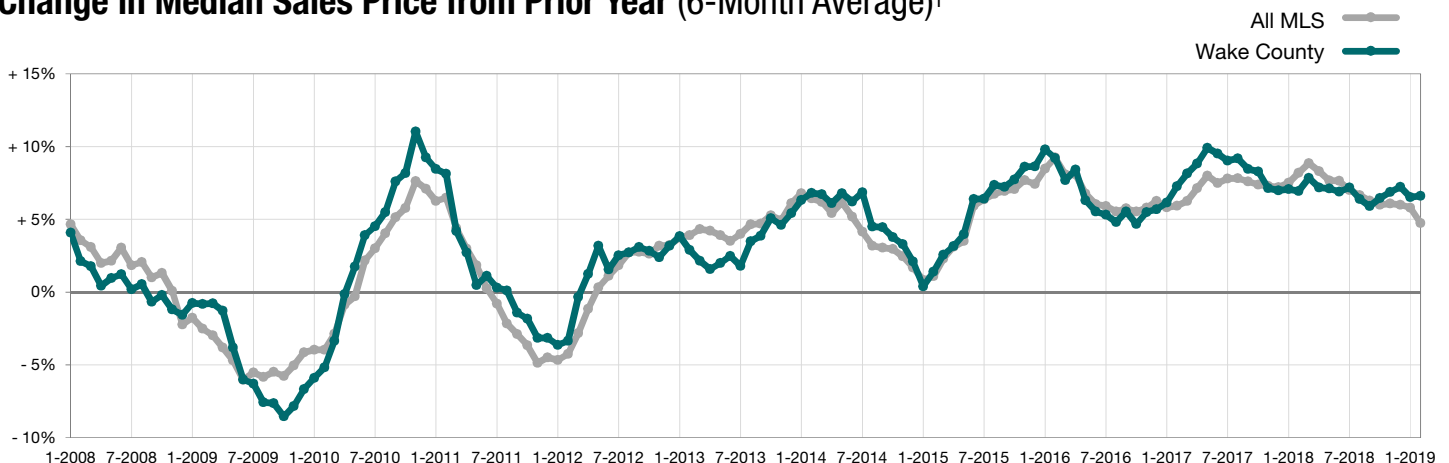
2018 2019

Year to Date

2018 2019



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