

Local Market Update – March 2019

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Wake County

- 3.6%

Change in
New Listings

+ 3.1%

Change in
Closed Sales

+ 1.6%

Change in
Median Sales Price

	March			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	2,518	2,427	- 3.6%	6,259	6,196	- 1.0%
Closed Sales	1,684	1,737	+ 3.1%	3,980	4,080	+ 2.5%
Median Sales Price*	\$305,000	\$310,000	+ 1.6%	\$295,935	\$306,500	+ 3.6%
Average Sales Price*	\$341,719	\$350,979	+ 2.7%	\$332,122	\$345,502	+ 4.0%
Total Dollar Volume (in millions)*	\$575.5	\$609.7	+ 5.9%	\$1,321.8	\$1,409.3	+ 6.6%
Percent of Original List Price Received*	99.1%	98.4%	- 0.7%	98.6%	98.1%	- 0.5%
Percent of List Price Received*	99.7%	99.3%	- 0.4%	99.3%	99.1%	- 0.2%
Days on Market Until Sale**	27	32	+ 18.5%	31	34	+ 9.7%
Inventory of Homes for Sale	3,646	3,534	- 3.1%	--	--	--
Months Supply of Inventory	2.1	2.0	- 4.8%	--	--	--

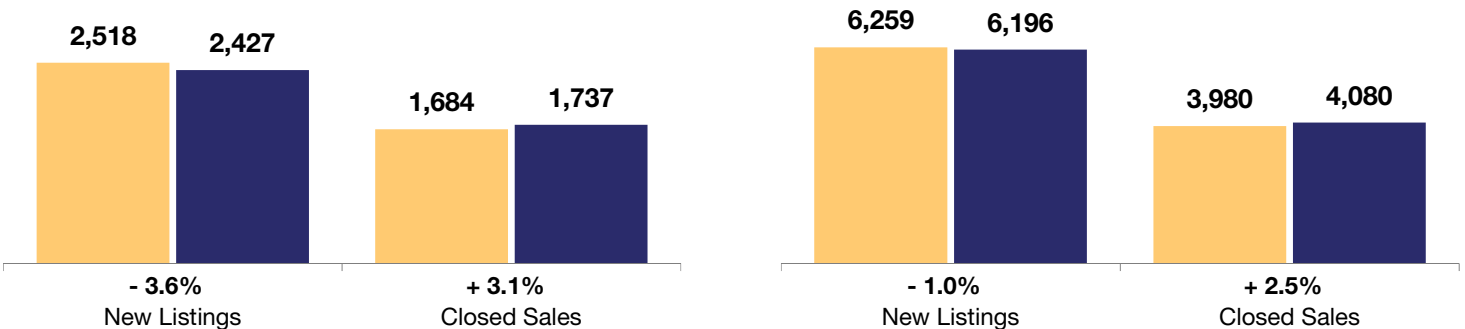
* Does not account for seller concessions. | ** Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

March

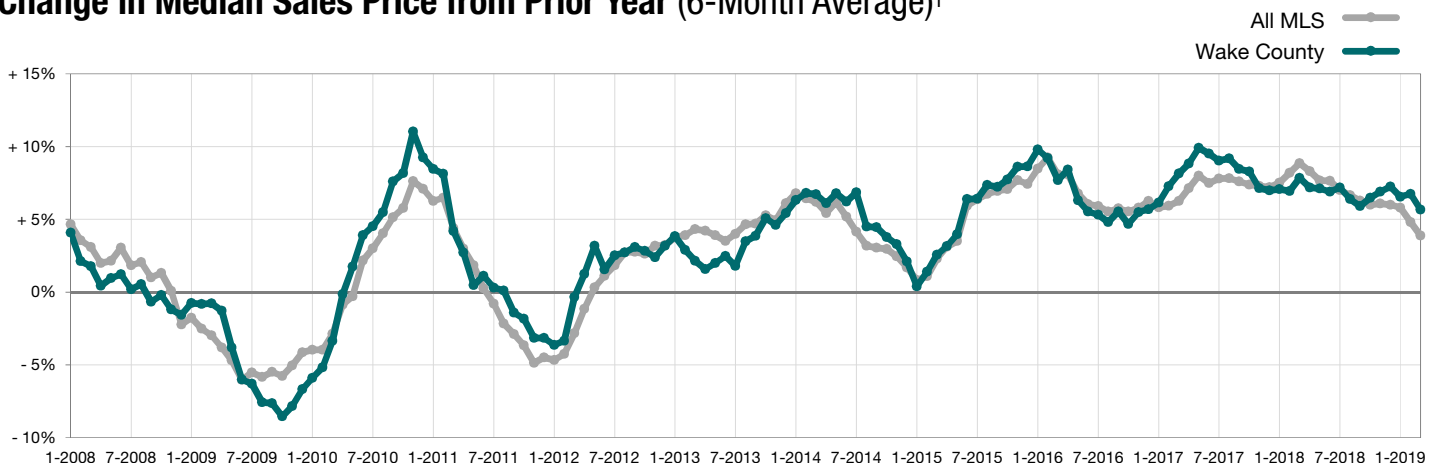
2018 2019

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