

Local Market Update – April 2020

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Wake County

- 25.4%

Change in
New Listings

- 12.7%

Change in
Closed Sales

+ 7.9%

Change in
Median Sales Price

| | April | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2019 | 2020 | + / - | 2019 | 2020 | + / - |
| New Listings | 2,455 | 1,832 | - 25.4% | 8,704 | 8,281 | - 4.9% |
| Closed Sales | 1,892 | 1,651 | - 12.7% | 5,984 | 6,278 | + 4.9% |
| Median Sales Price* | \$318,952 | \$344,135 | + 7.9% | \$310,000 | \$330,000 | + 6.5% |
| Average Sales Price* | \$358,408 | \$382,309 | + 6.7% | \$349,700 | \$370,155 | + 5.8% |
| Total Dollar Volume (in millions)* | \$678.1 | \$631.2 | - 6.9% | \$2,092.3 | \$2,323.8 | + 11.1% |
| Percent of Original List Price Received* | 98.6% | 99.0% | + 0.4% | 98.3% | 98.4% | + 0.1% |
| Percent of List Price Received* | 99.5% | 99.6% | + 0.1% | 99.2% | 99.3% | + 0.1% |
| Days on Market Until Sale** | 27 | 21 | - 22.2% | 32 | 31 | - 3.1% |
| Inventory of Homes for Sale | 4,079 | 3,497 | - 14.3% | -- | -- | -- |
| Months Supply of Inventory | 2.4 | 2.0 | - 16.7% | -- | -- | -- |

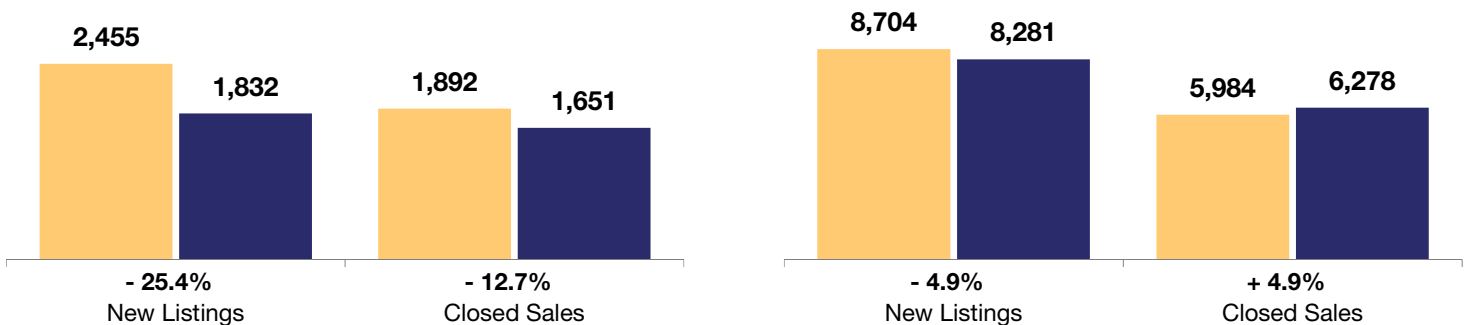
* Does not account for seller concessions. | ** Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

April

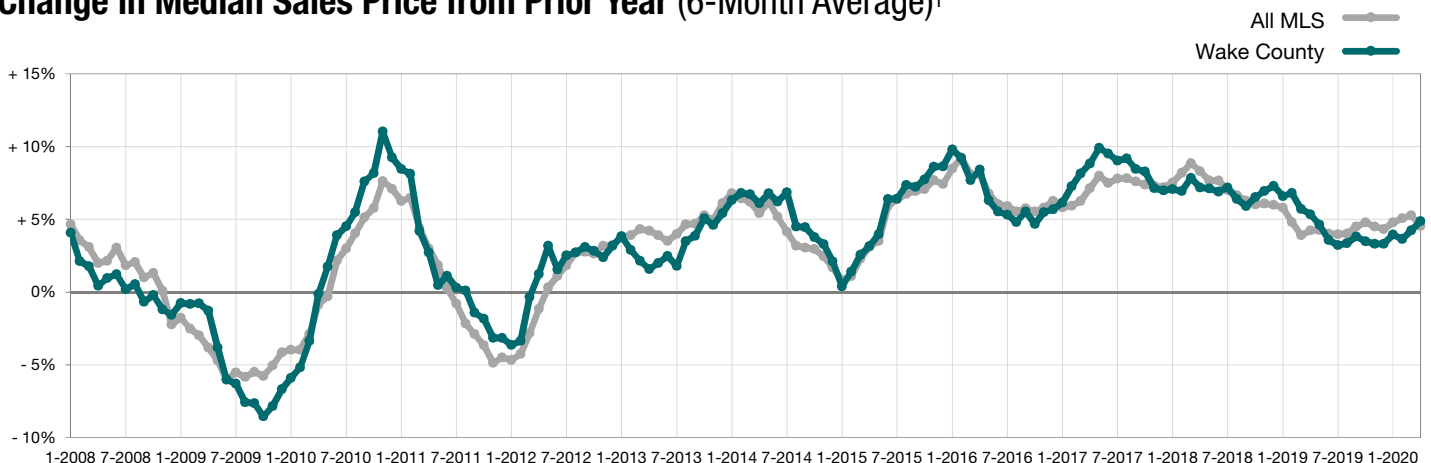
2019 2020

Year to Date

2019 2020



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