

Local Market Update – February 2020

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Wake County

+ 7.8%

Change in
New Listings

+ 15.7%

Change in
Closed Sales

+ 3.5%

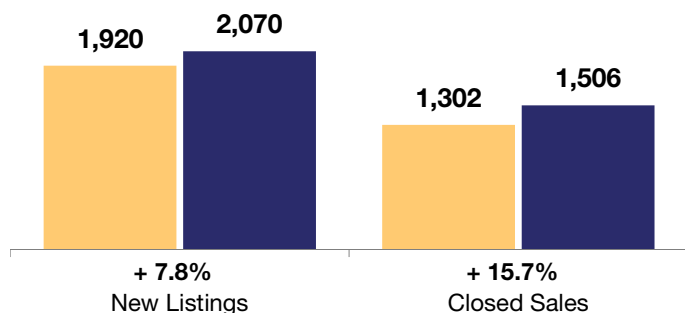
Change in
Median Sales Price

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	1,920	2,070	+ 7.8%	3,790	4,039	+ 6.6%
Closed Sales	1,302	1,506	+ 15.7%	2,345	2,734	+ 16.6%
Median Sales Price*	\$309,300	\$320,000	+ 3.5%	\$305,000	\$320,000	+ 4.9%
Average Sales Price*	\$341,672	\$362,818	+ 6.2%	\$341,696	\$362,501	+ 6.1%
Total Dollar Volume (in millions)*	\$444.5	\$546.4	+ 22.9%	\$800.9	\$991.1	+ 23.7%
Percent of Original List Price Received*	98.2%	98.0%	- 0.2%	97.9%	97.9%	0.0%
Percent of List Price Received*	99.2%	99.1%	- 0.1%	99.0%	99.0%	0.0%
Days on Market Until Sale**	37	37	0.0%	36	38	+ 5.6%
Inventory of Homes for Sale	3,764	3,105	- 17.5%	--	--	--
Months Supply of Inventory	2.2	1.7	- 22.7%	--	--	--

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

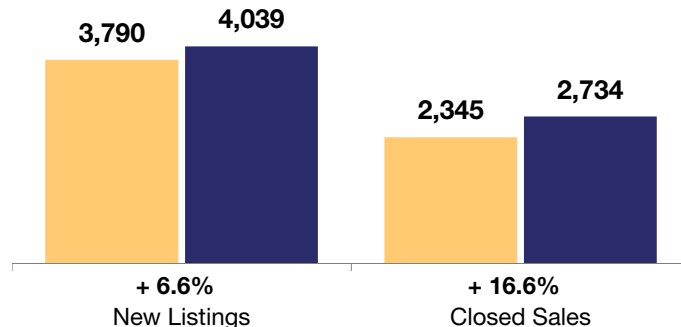
February

2019 2020

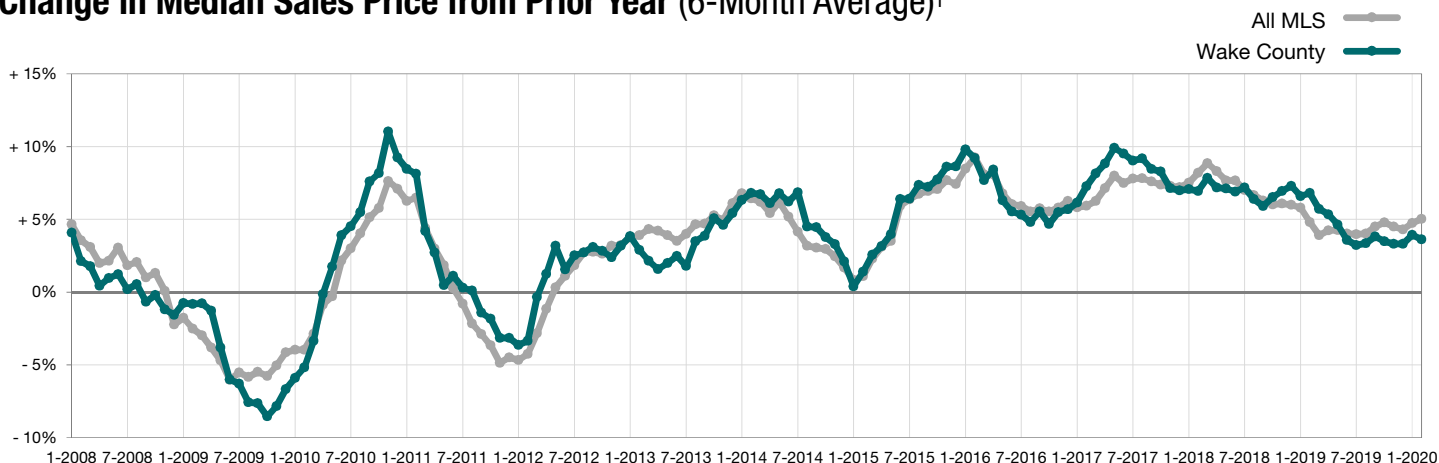


Year to Date

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