

Local Market Update – May 2018

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Wake County

+ 5.1%

Change in
New Listings

+ 0.5%

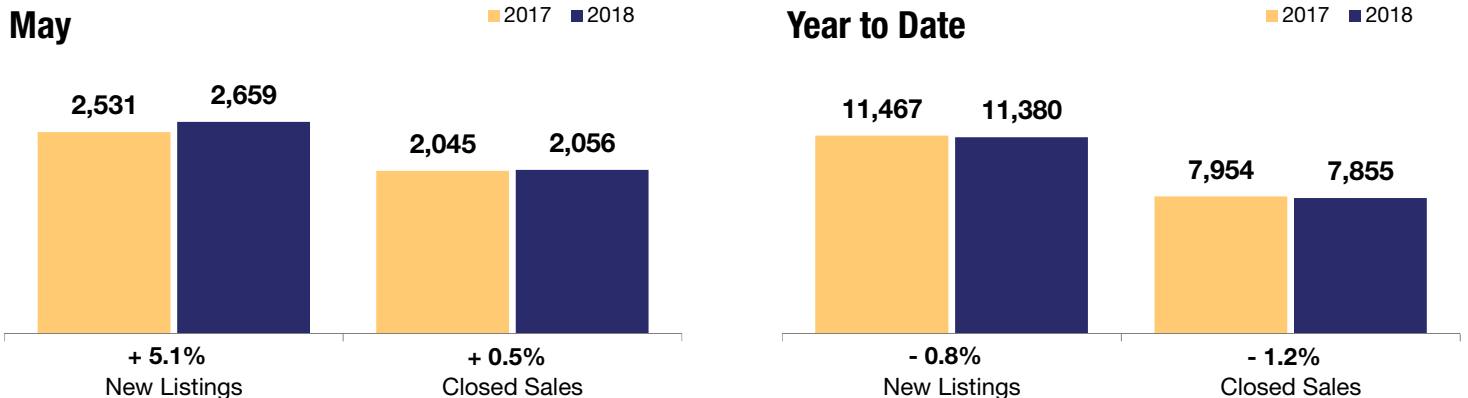
Change in
Closed Sales

+ 5.6%

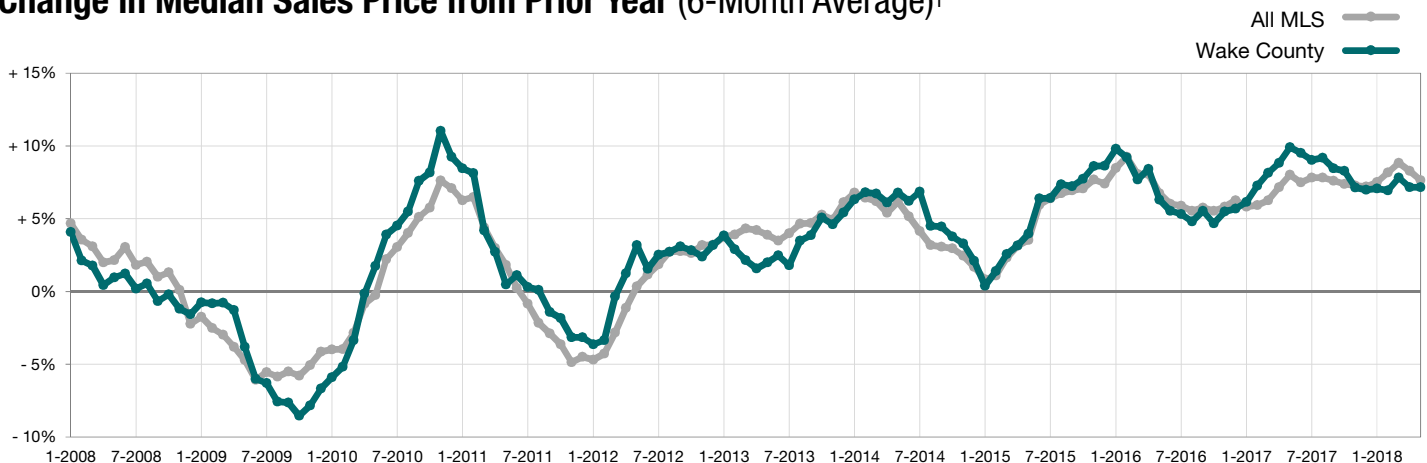
Change in
Median Sales Price

	May			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	2,531	2,659	+ 5.1%	11,467	11,380	- 0.8%
Closed Sales	2,045	2,056	+ 0.5%	7,954	7,855	- 1.2%
Median Sales Price*	\$292,000	\$308,250	+ 5.6%	\$280,000	\$300,000	+ 7.1%
Average Sales Price*	\$332,364	\$346,367	+ 4.2%	\$318,882	\$337,712	+ 5.9%
Total Dollar Volume (in millions)*	\$679.5	\$712.1	+ 4.8%	\$2,536.2	\$2,652.7	+ 4.6%
Percent of Original List Price Received*	99.0%	99.4%	+ 0.4%	98.6%	98.9%	+ 0.3%
Percent of List Price Received*	99.7%	100.0%	+ 0.3%	99.4%	99.6%	+ 0.2%
Days on Market Until Sale**	22	18	- 18.2%	29	25	- 13.8%
Inventory of Homes for Sale	4,038	3,837	- 5.0%	--	--	--
Months Supply of Inventory	2.3	2.2	- 4.3%	--	--	--

* Does not account for seller concessions. | ** Resale properties only. | 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