

# Local Market Update – October 2020

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Raleigh

**- 0.5%**

Change in  
New Listings

**+ 12.6%**

Change in  
Closed Sales

**+ 11.3%**

Change in  
Median Sales Price

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	920	915	- 0.5%	9,605	9,128	- 5.0%
Closed Sales	799	900	+ 12.6%	7,658	7,834	+ 2.3%
Median Sales Price*	\$284,000	\$316,000	+ 11.3%	\$278,000	\$305,000	+ 9.7%
Average Sales Price*	\$355,577	\$397,705	+ 11.8%	\$346,674	\$375,836	+ 8.4%
Total Dollar Volume (in millions)*	\$284.1	\$357.9	+ 26.0%	\$2,654.5	\$2,944.3	+ 10.9%
Percent of Original List Price Received*	97.6%	100.0%	+ 2.5%	98.3%	99.2%	+ 0.9%
Percent of List Price Received*	98.9%	100.4%	+ 1.5%	99.3%	99.9%	+ 0.6%
Days on Market Until Sale**	29	15	- 48.3%	25	22	- 12.0%
Inventory of Homes for Sale	1,640	966	- 41.1%	--	--	--
Months Supply of Inventory	2.1	1.2	- 42.9%	--	--	--

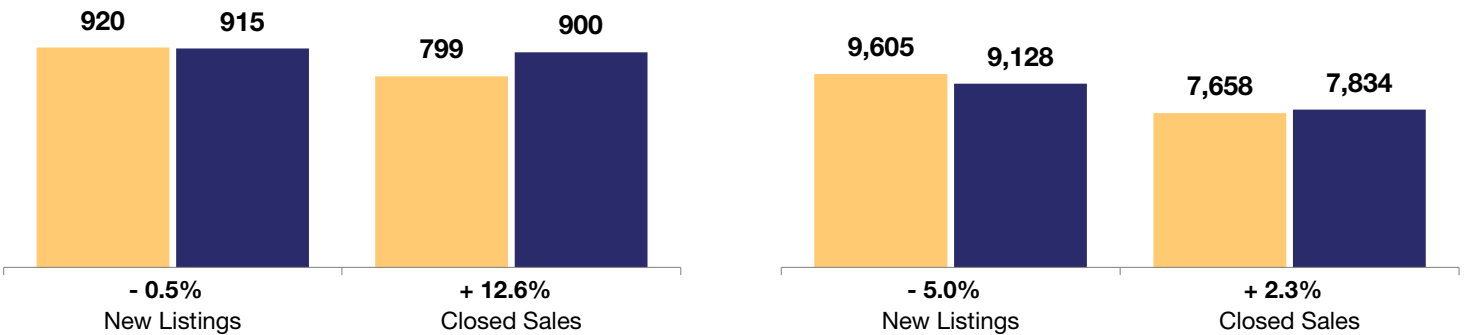
\* Does not account for seller concessions. | \*\* Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

### October

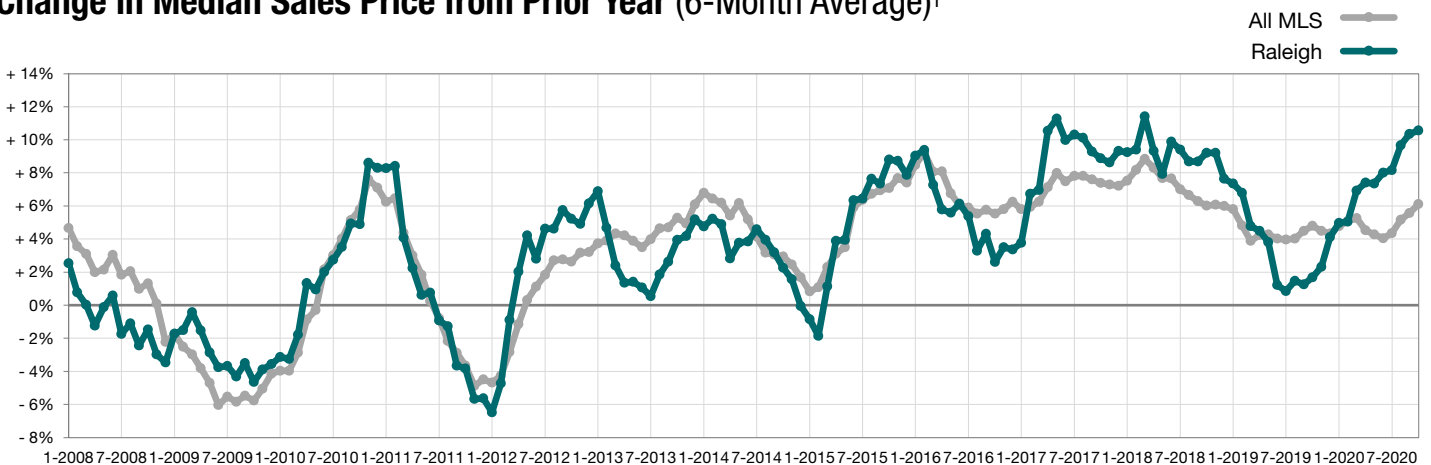
2019 2020

### 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