

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Raleigh

+ 31.8%

Change in
New Listings

+ 18.9%

Change in
Closed Sales

+ 13.2%

Change in
Median Sales Price

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	779	1,027	+ 31.8%	3,538	3,422	- 3.3%
Closed Sales	703	836	+ 18.9%	2,630	2,805	+ 6.7%
Median Sales Price*	\$310,000	\$350,956	+ 13.2%	\$300,000	\$330,000	+ 10.0%
Average Sales Price*	\$374,833	\$436,639	+ 16.5%	\$365,452	\$425,673	+ 16.5%
Total Dollar Volume (in millions)*	\$263.5	\$365.0	+ 38.5%	\$961.1	\$1,194.0	+ 24.2%
Percent of Original List Price Received*	99.1%	102.7%	+ 3.6%	98.6%	101.3%	+ 2.7%
Percent of List Price Received*	99.7%	102.8%	+ 3.1%	99.4%	101.7%	+ 2.3%
Days on Market Until Sale**	20	11	- 45.0%	28	17	- 39.3%
Inventory of Homes for Sale	1,339	582	- 56.5%	--	--	--
Months Supply of Inventory	1.8	0.7	- 61.1%	--	--	--

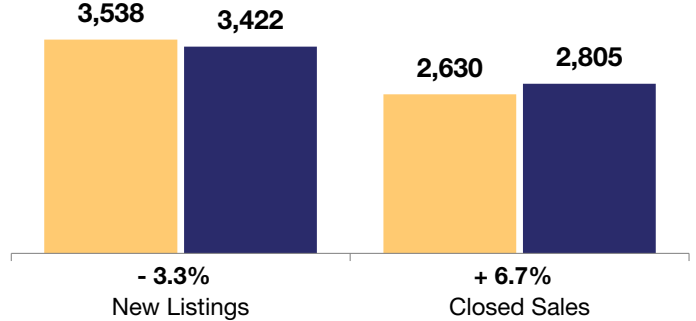
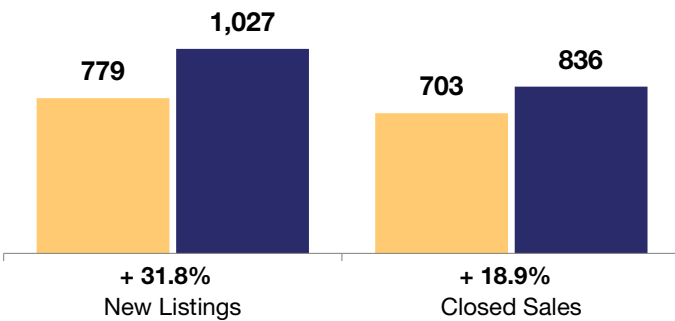
* Does not account for seller concessions. | ** Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

April

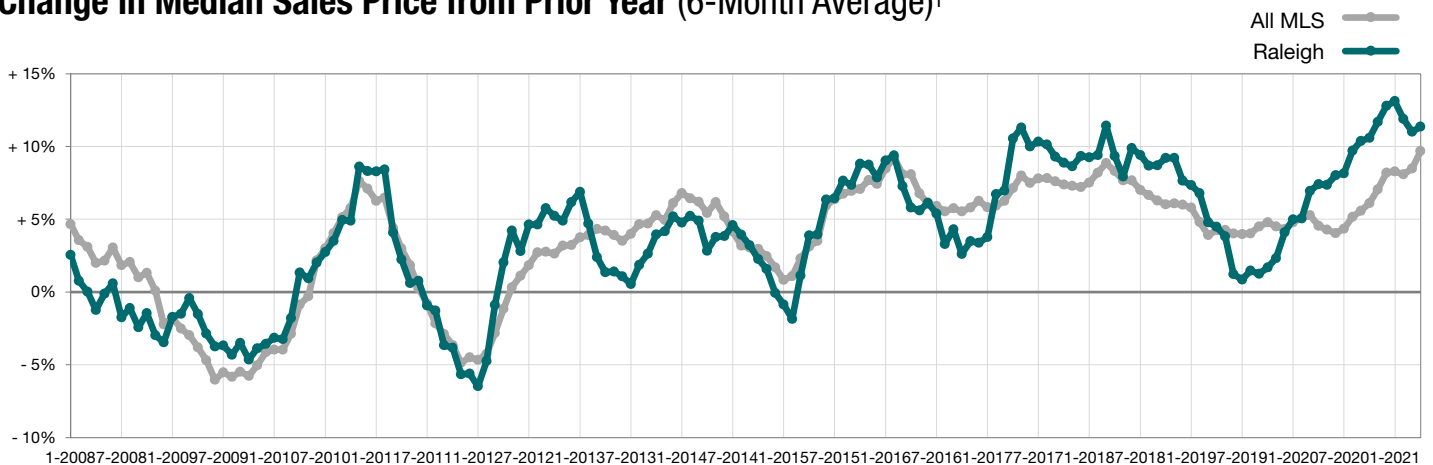
2020 2021

Year to Date

2020 2021



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