

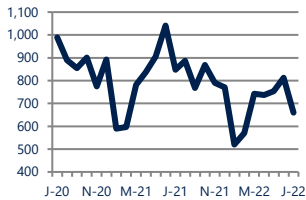
Focus On: Raleigh Area Housing Market

July 2022

Zip Code(s): 27601, 27603, 27604, 27605, 27606, 27607, 27608, 27609, 27610, 27612, 27613, 27614, 27615, 27616 and 27617

Units Sold

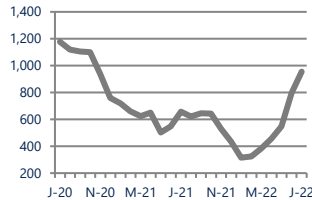
659



Down -22%
Vs. Year Ago

Active Inventory

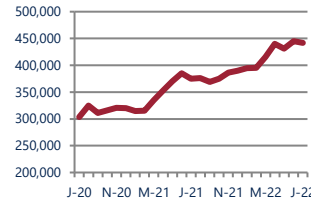
955



Up 45%
Vs. Year Ago

Median Sale Price

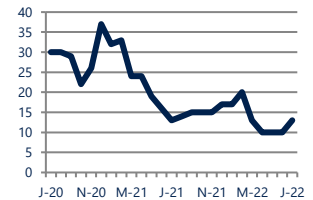
\$442,000



Up 18%
Vs. Year Ago

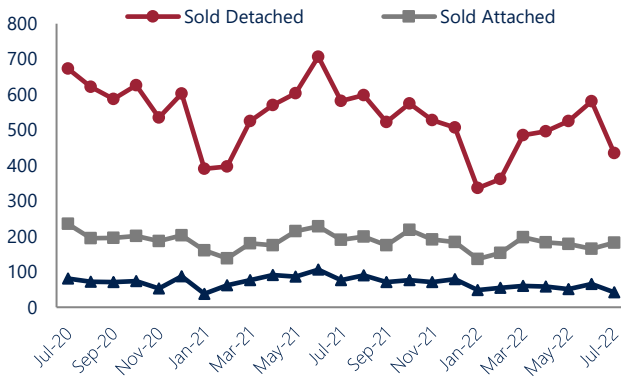
Days On Market

13



No Change
Vs. Year Ago

Units Sold*



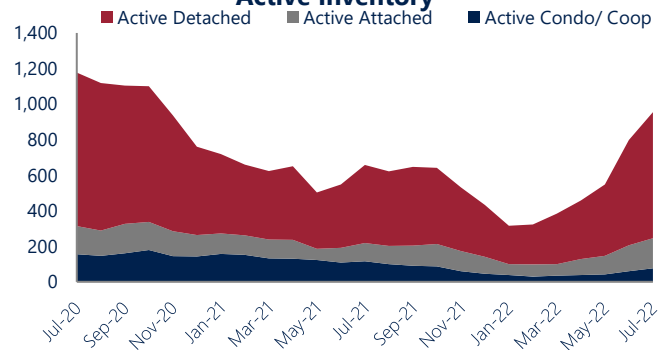
Units Sold

There was a decrease in total units sold in July, with 659 sold this month in Raleigh Area versus 812 last month, a decrease of 19%. This month's total units sold was lower than at this time last year, a decrease of 22% versus July 2021.

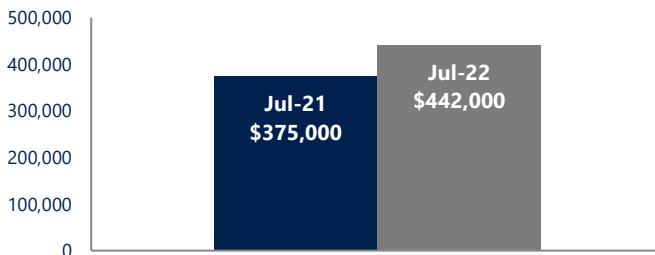
Active Inventory

Versus last year, the total number of homes available this month is higher by 297 units or 45%. The total number of active inventory this July was 955 compared to 658 in July 2021. This month's total of 955 is higher than the previous month's total supply of available inventory of 798, an increase of 20%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Raleigh Area Homes was \$375,000. This July, the median sale price was \$442,000, an increase of 18% or \$67,000 compared to last year. The current median sold price is 1% lower than in June.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

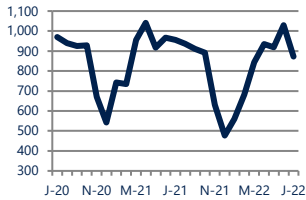


Focus On: Raleigh Area Housing Market

July 2022

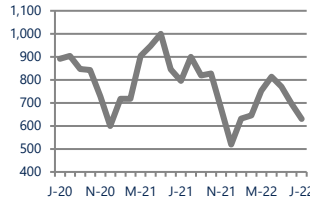
Zip Code(s): 27601, 27603, 27604, 27605, 27606, 27607, 27608, 27609, 27610, 27612, 27613, 27614, 27615, 27616 and 27617

New Listings
873



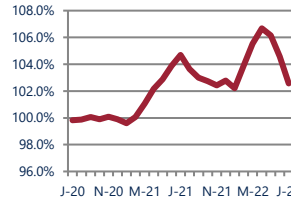
Down -9%
Vs. Year Ago

Current Contracts
630



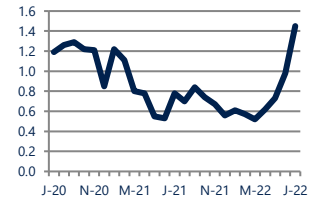
Down -21%
Vs. Year Ago

Sold Vs. List Price
102.6%



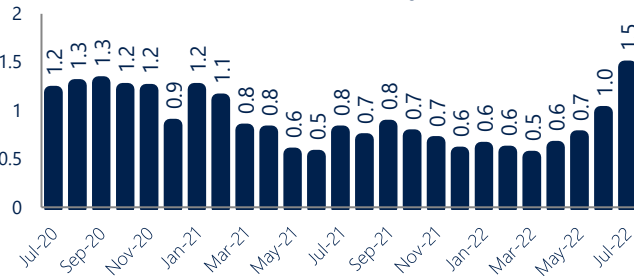
Down -2%
Vs. Year Ago

Months of Supply
1.5



Up 86%
Vs. Year Ago

Months Of Supply



Months of Supply

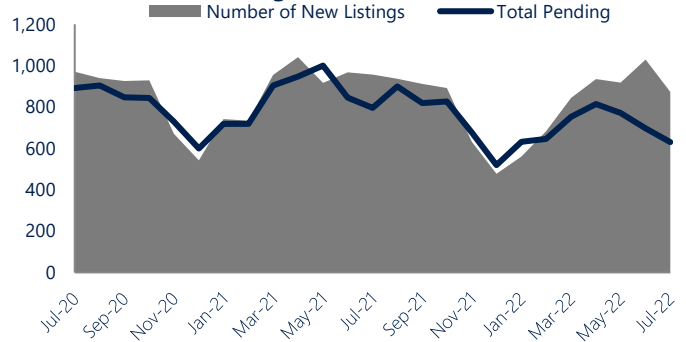
In July, there was 1.4 months of supply available in Raleigh Area, compared to 0.8 in July 2021. That is an increase of 87% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

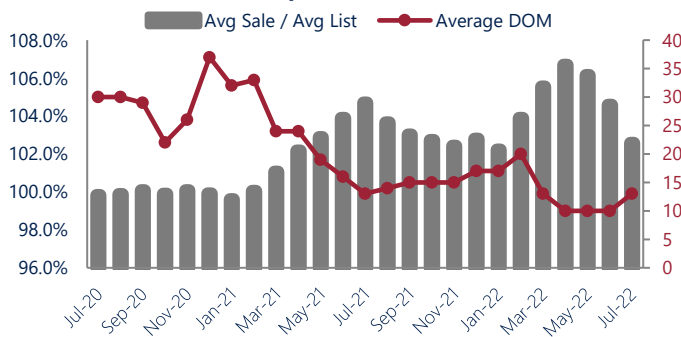
New Listings & Current Contracts

This month there were 873 homes newly listed for sale in Raleigh Area compared to 956 in July 2021, a decrease of 9%. There were 630 current contracts pending sale this July compared to 795 a year ago. The number of current contracts is 21% lower than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Raleigh Area was 102.6% of the average list price, which is 2.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 13, which is similar compared to a year ago.

