



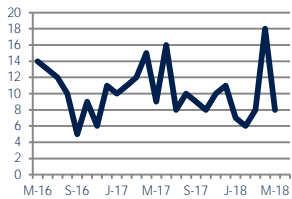
Focus On: Triangle Housing Market

May 2018

Zip Code(s): 22172

Units Sold

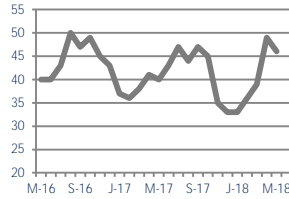
8



Down
Vs. Year Ago

Active Inventory

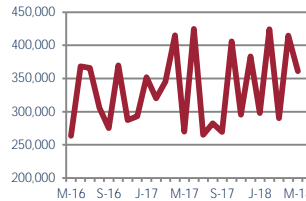
46



Up 15%
Vs. Year Ago

Median Sale Price

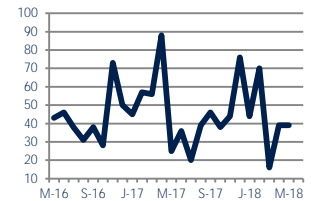
\$361,000



Up
Vs. Year Ago

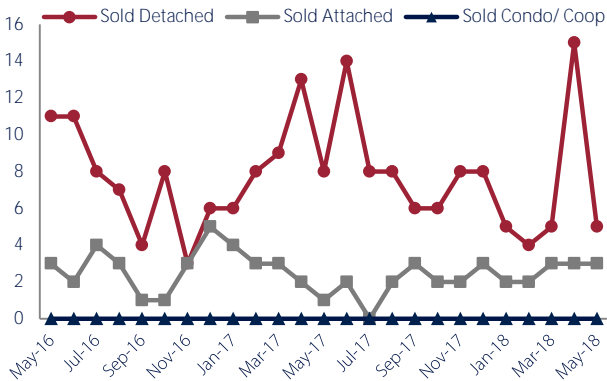
Days On Market

39



Up
Vs. Year Ago

Units Sold*



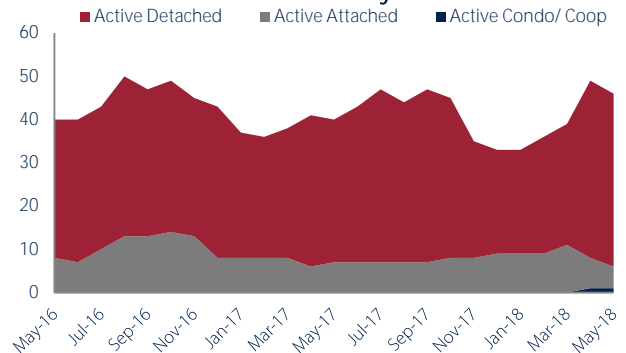
Units Sold

With relatively few transactions, there was a decrease in total units sold in May, with 8 sold this month in Triangle. This month's total units sold was lower than at this time last year, a decrease from May 2017.

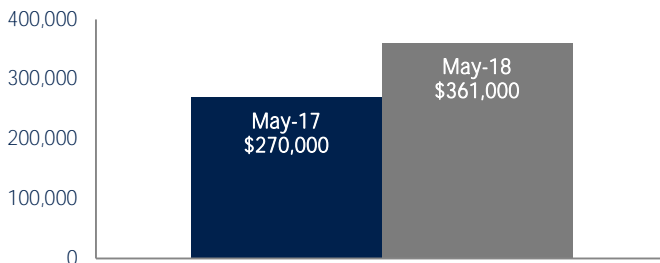
Active Inventory

Versus last year, the total number of homes available this month is higher by 6 units or 15%. The total number of active inventory this May was 46 compared to 40 in May 2017. This month's total of 46 is lower than the previous month's total supply of available inventory of 49, a decrease of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last May, the median sale price for Triangle Homes was \$270,000. This May, the median sale price was \$361,000, an increase of \$91,000 compared to last year. The current median sold price is lower than in April.

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



Triangle are defined as properties listed in zip code/s 22172.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by MRIS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of MRIS or Long & Foster Real Estate, Inc.





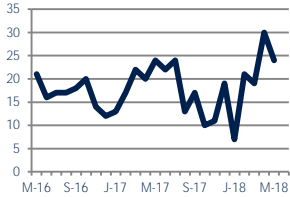
Focus On: Triangle Housing Market

May 2018

Zip Code(s): 22172

New Listings

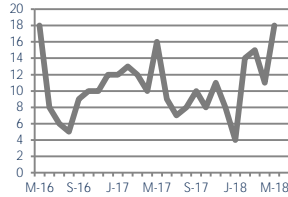
24



No Change
Vs. Year Ago

Current Contracts

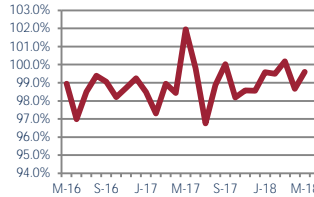
18



Up 13%
Vs. Year Ago

Sold Vs. List Price

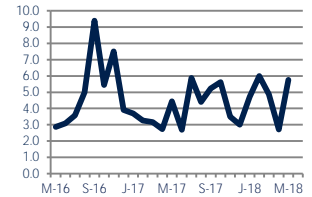
99.6%



Down -2.3%
Vs. Year Ago

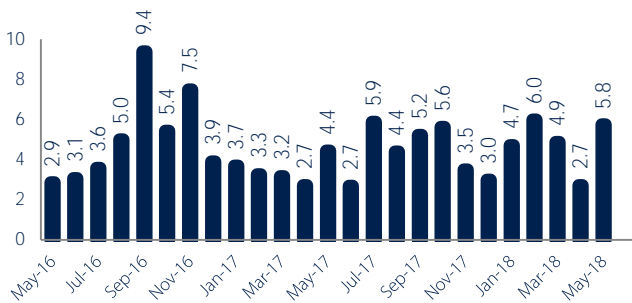
Months of Supply

5.8



Up 30%
Vs. Year Ago

Months Of Supply



Months of Supply

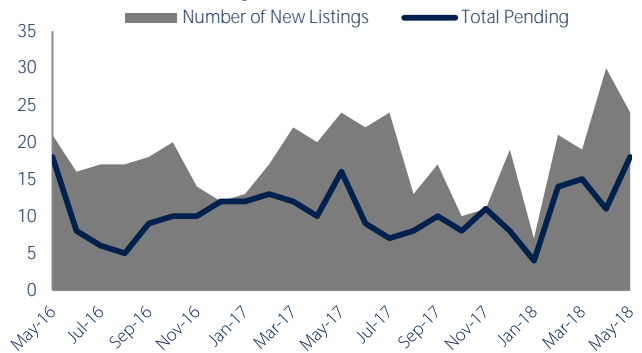
In May, there was 5.8 months of supply available in Triangle, compared to 4.4 in May 2017. That is an increase of 29% versus a year ago.

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.

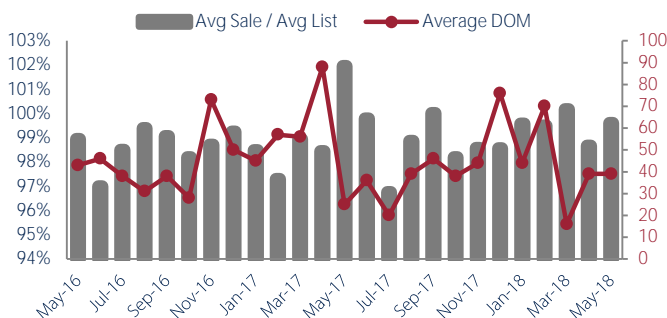
New Listings & Current Contracts

This month there were 24 homes newly listed for sale in Triangle, which is similar to the amount in May 2017. There were 18 current contracts pending sale this May compared to 16 a year ago. The number of current contracts is 13% higher than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Triangle was 99.6% of the average list price, which is 2.4% lower than at this time last year.

Days On Market

This month, the average number of days on market was 39, higher than the average last year, which was 25. This increase was impacted by the limited number of sales.



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