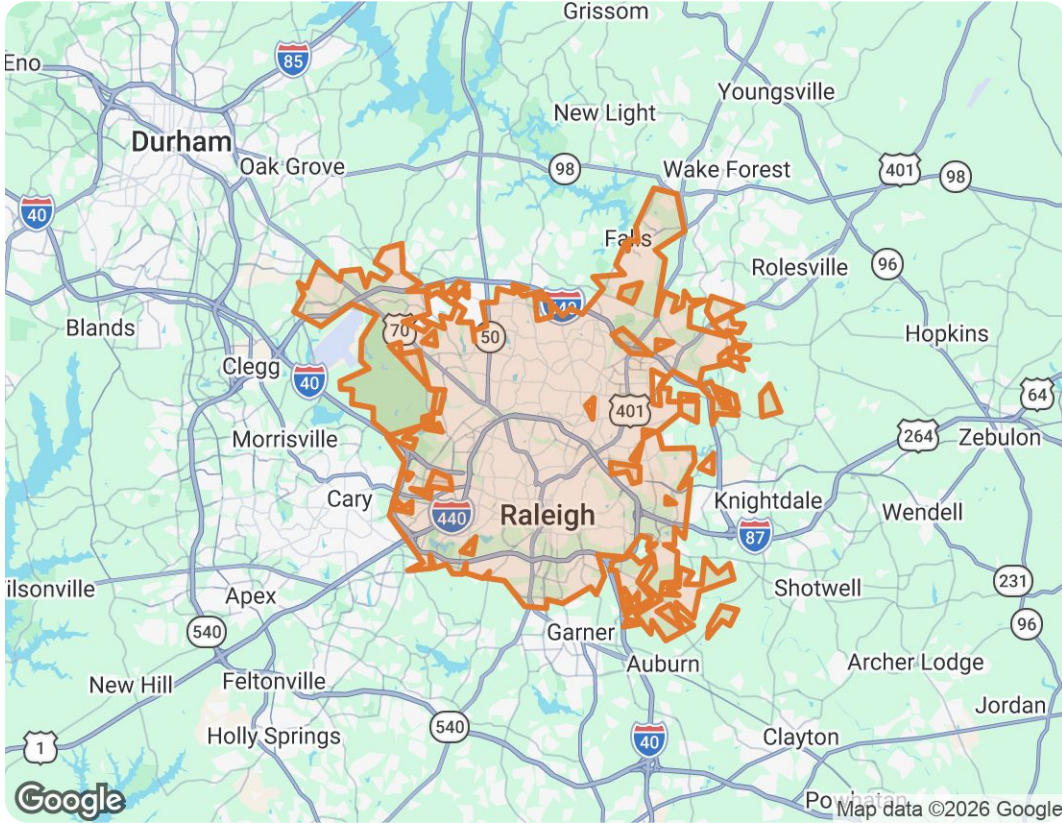


Raleigh, North Carolina



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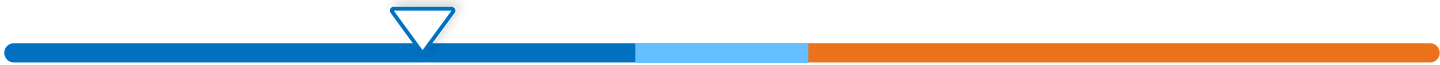
Market Trends

Market Trends for Raleigh, North Carolina

Single Family + Condo/Townhouse/Apt.

May 2026

Market Type



Seller's Market
Balanced Market
Buyer's Market

Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
3.5	99%	17	\$445,485
↑ 6.38% MoM	↑ 0.19% MoM	↓ 5.56% MoM	↓ 2.09% MoM

May 2026 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value

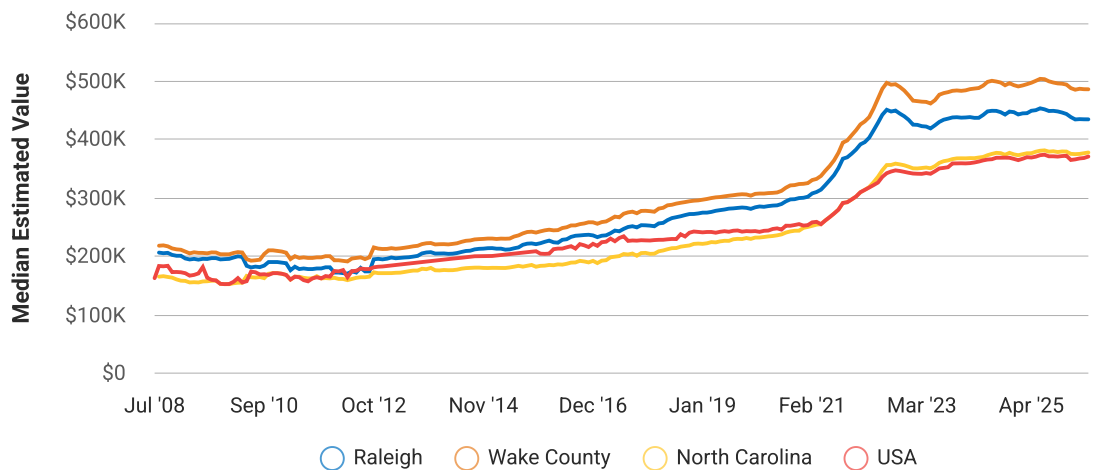
\$435,080

Last Month Change

—

12 Month Change

-3.5%



Raleigh, North Carolina

May 2026 Months Supply of Inv.

Raleigh, North Carolina

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics that describe the given month's inventory level and the percentage change in the last month and year.

Months of inventory is the number of months it will take a market to absorb the inventory that's available at the end of the month, based on the number of properties that typically go into pending each month. RPR calculates months of inventory by dividing the count of listings that were active on the last day of the month by a rolling 12-month average of newly pending listings.

Source: Listing sources

Update Frequency: Monthly

Months Supply of Inv. 3.5	Last Month Change +6.4%	12 Month Change +0.6%
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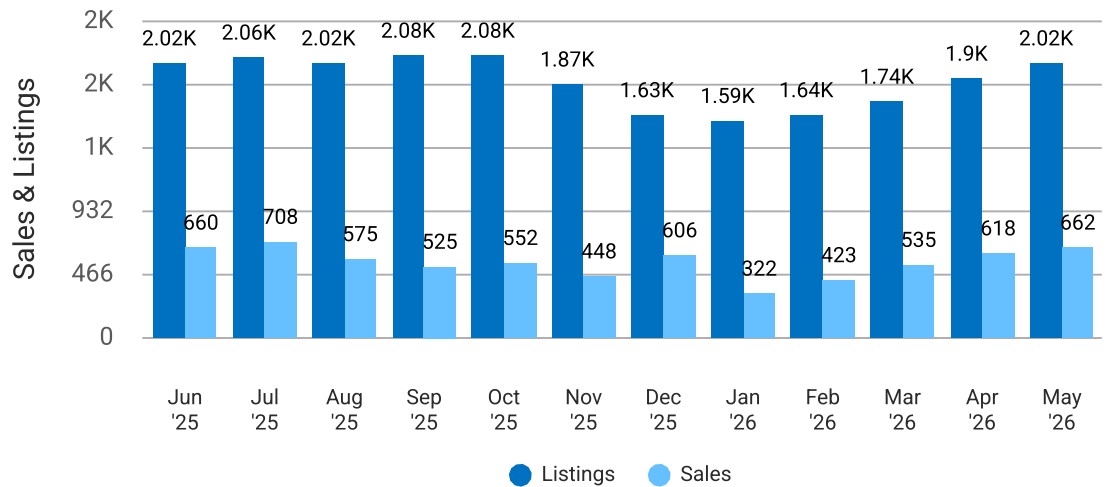
Total Sales and Active Listings in Raleigh, North Carolina

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



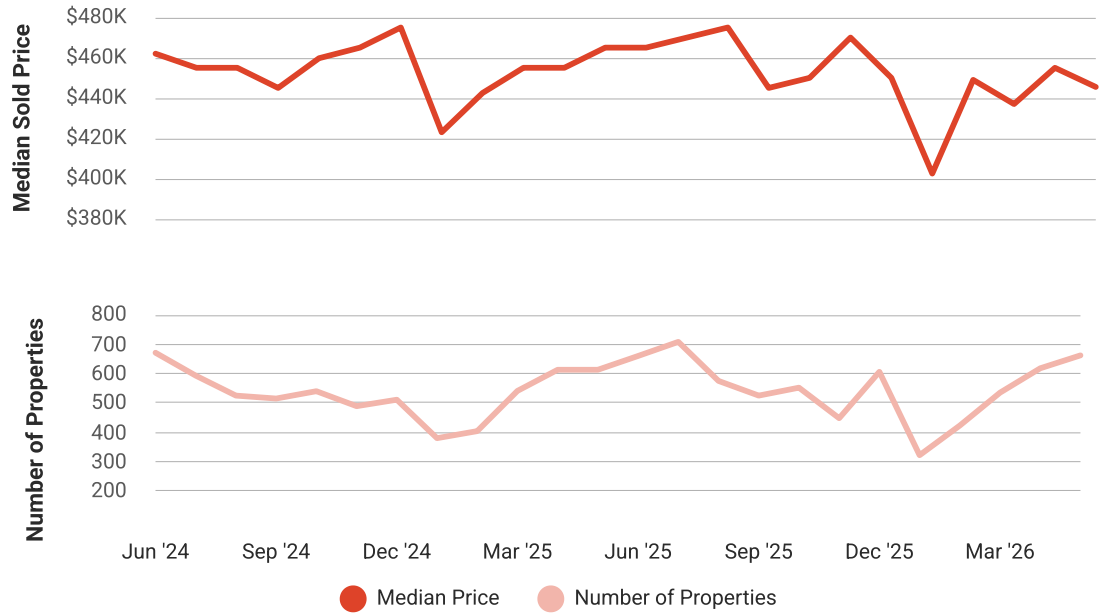
Median Sold Price vs Sold Listings in Raleigh, North Carolina

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



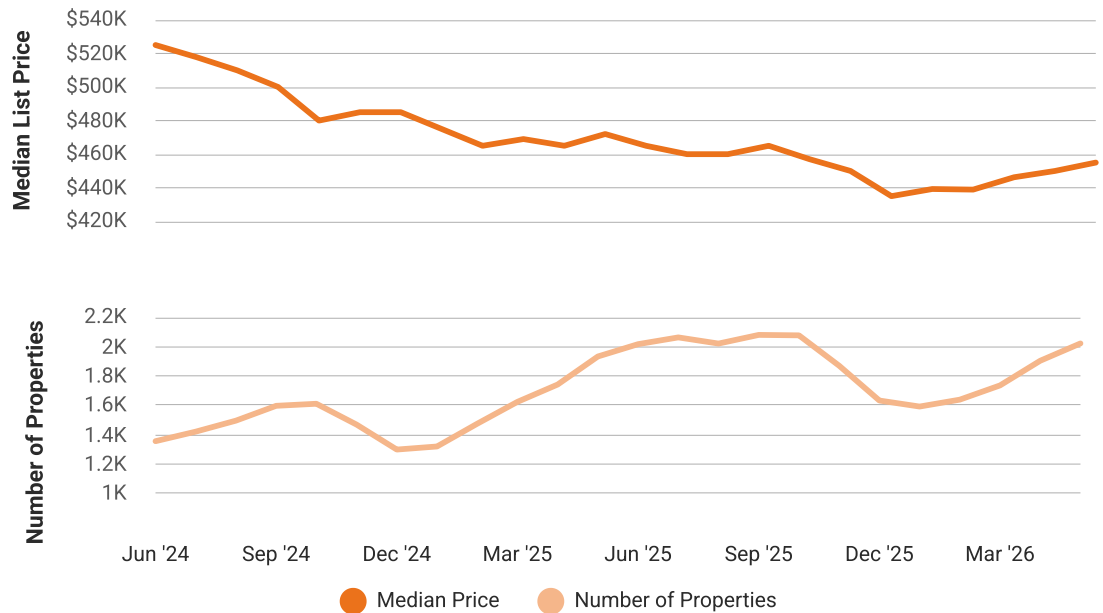
Median List Price vs Active Listings in Raleigh, North Carolina

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



Market Snapshot

Value and Price Changes

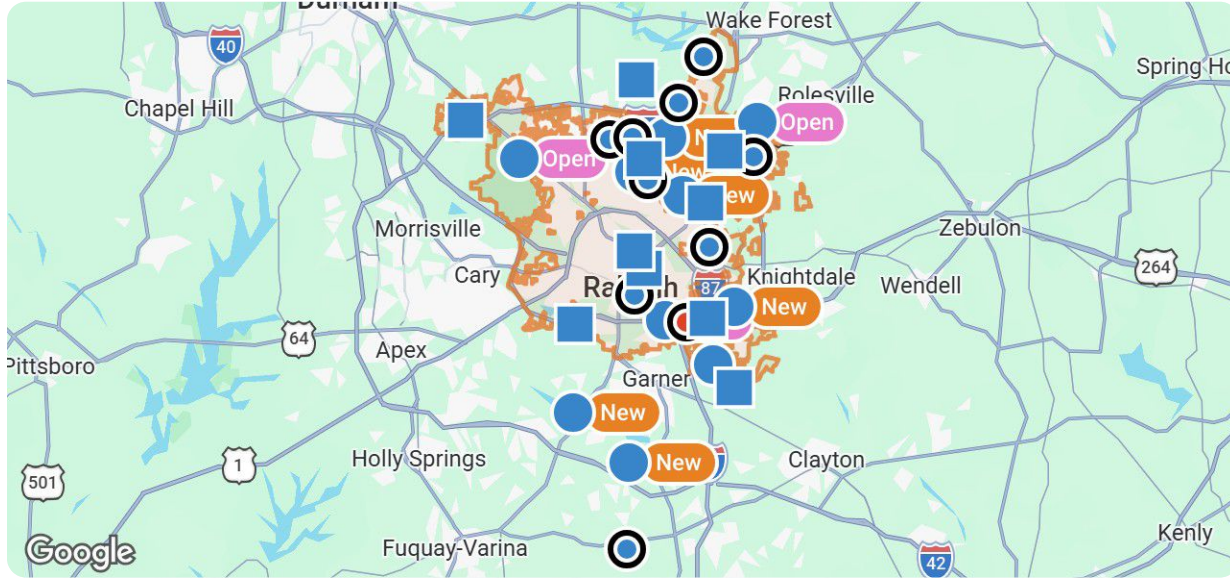
	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 5/31/2026	\$435,080	\$435,140 -0.01%	\$434,890 +0.04%	\$450,730 -3.47%	\$442,560 -1.69%	\$419,560 +3.7%
Median Sold Price Last Updated: 5/31/2026	\$445,485	\$454,995 -2.09%	\$449,000 -0.78%	\$465,000 -4.2%	\$450,000 -1%	\$435,000 +2.41%
Median List Price Last Updated: 5/31/2026	\$455,000	\$450,000 +1.11%	\$438,900 +3.67%	\$472,000 -3.6%	\$549,995 -17.27%	\$545,757 -16.63%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market. Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

Market Activity

Summary

For Sale Activity in the Last 3 Months



Legend

- For Sale
- For Sale Pending
- Distressed Pending
- Recently Closed

	New	Pending	Closed
Number of Properties	10	10	10
Lowest Listing Price / Est.Value	\$130,000	\$229,000	\$300,000
Median Listing Price / Est.Value	\$447,500	\$390,000	\$407,500
Highest Listing Price / Est.Value	\$950,000	\$800,000	\$1,800,000
Average Price / sqft	\$211	\$227	\$268
Median Price / sqft	\$214	\$216	\$231
Average Days in RPR	19	43	37
Median Days in RPR	10	22	23
Total Volume	\$4,703,500	\$4,769,800	\$6,723,000
Source	Listings	Listings	Public Records & Listings