

Local Market Update – March 2019

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Cary / Apex / Morrisville

- 17.8%

+ 9.4%

+ 0.1%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	March			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	738	607	- 17.8%	1,728	1,604	- 7.2%
Closed Sales	414	453	+ 9.4%	994	1,101	+ 10.8%
Median Sales Price*	\$375,000	\$375,255	+ 0.1%	\$357,500	\$366,000	+ 2.4%
Average Sales Price*	\$402,877	\$411,010	+ 2.0%	\$394,699	\$408,908	+ 3.6%
Total Dollar Volume (in millions)*	\$166.8	\$186.2	+ 11.6%	\$392.3	\$450.2	+ 14.8%
Percent of Original List Price Received*	99.0%	98.5%	- 0.5%	98.5%	98.1%	- 0.4%
Percent of List Price Received*	99.6%	99.5%	- 0.1%	99.3%	99.1%	- 0.2%
Days on Market Until Sale**	24	35	+ 45.8%	31	38	+ 22.6%
Inventory of Homes for Sale	988	909	- 8.0%	--	--	--
Months Supply of Inventory	2.1	2.0	- 4.8%	--	--	--

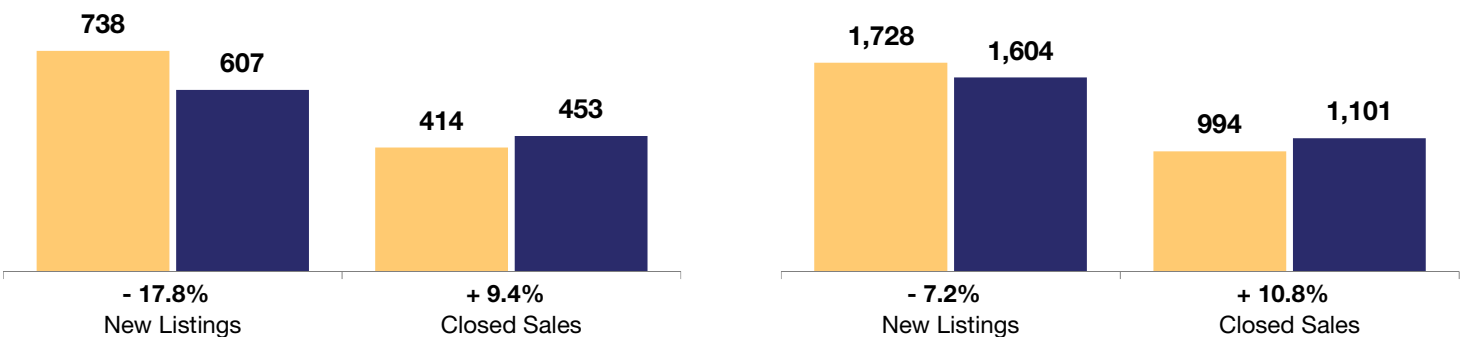
* Does not account for seller concessions. | ** Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

March

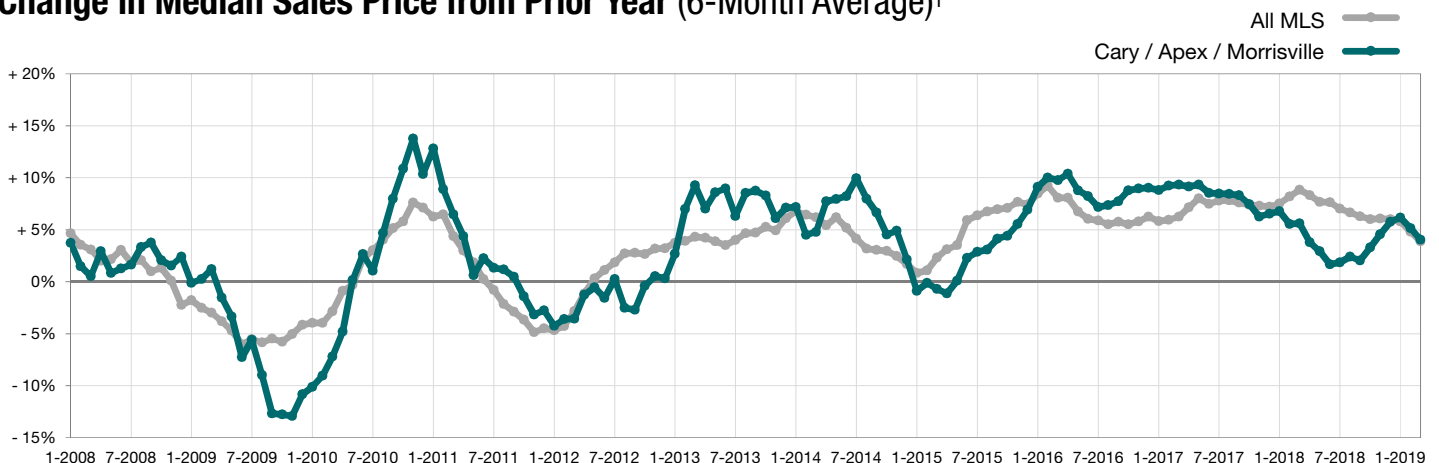
2018 2019

Year to Date

2018 2019



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