

Local Market Update – January 2019

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Cary / Apex / Morrisville

+ 9.6%

Change in
New Listings

- 0.4%

Change in
Closed Sales

+ 7.7%

Change in
Median Sales Price

	January			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	447	490	+ 9.6%	447	490	+ 9.6%
Closed Sales	278	277	- 0.4%	278	277	- 0.4%
Median Sales Price*	\$352,746	\$379,900	+ 7.7%	\$352,746	\$379,900	+ 7.7%
Average Sales Price*	\$402,632	\$417,233	+ 3.6%	\$402,632	\$417,233	+ 3.6%
Total Dollar Volume (in millions)*	\$111.9	\$115.6	+ 3.3%	\$111.9	\$115.6	+ 3.3%
Percent of Original List Price Received*	97.8%	97.3%	- 0.5%	97.8%	97.3%	- 0.5%
Percent of List Price Received*	98.8%	98.4%	- 0.4%	98.8%	98.4%	- 0.4%
Days on Market Until Sale**	36	41	+ 13.9%	36	41	+ 13.9%
Inventory of Homes for Sale	817	939	+ 14.9%	--	--	--
Months Supply of Inventory	1.8	2.0	+ 11.1%	--	--	--

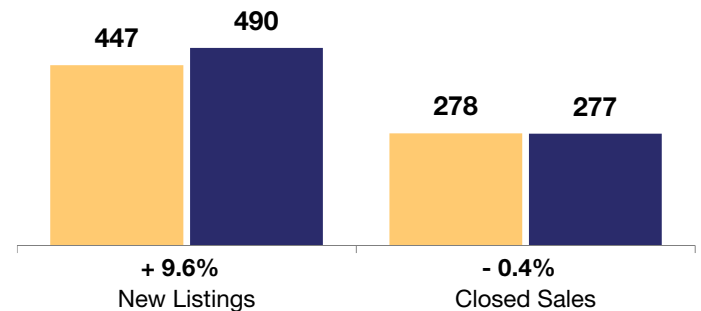
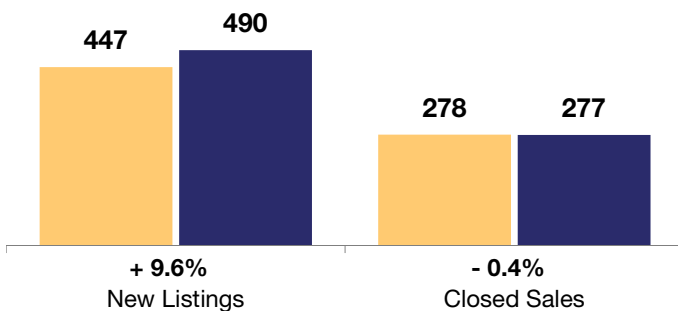
* Does not account for seller concessions. | ** Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

January

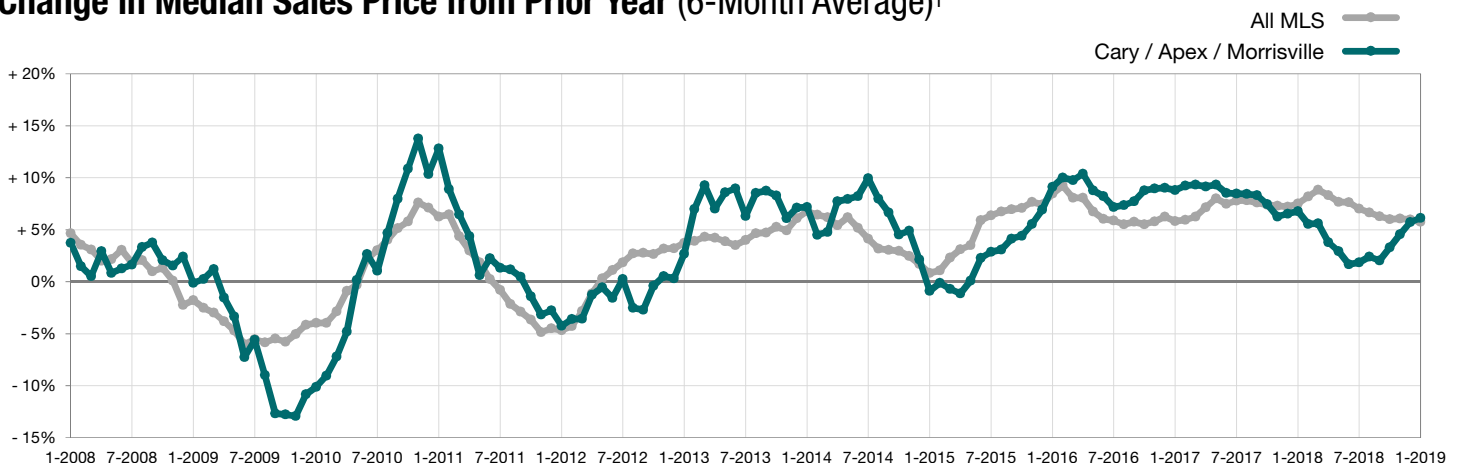
■ 2018 ■ 2019

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