

Local Market Update – January 2021

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Cary / Apex / Morrisville

- 22.3%

+ 15.8%

+ 8.4%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	516	401	- 22.3%	516	401	- 22.3%
Closed Sales	322	373	+ 15.8%	322	373	+ 15.8%
Median Sales Price*	\$368,950	\$400,000	+ 8.4%	\$368,950	\$400,000	+ 8.4%
Average Sales Price*	\$412,865	\$451,978	+ 9.5%	\$412,865	\$451,978	+ 9.5%
Total Dollar Volume (in millions)*	\$132.9	\$168.6	+ 26.8%	\$132.9	\$168.6	+ 26.8%
Percent of Original List Price Received*	97.1%	99.6%	+ 2.6%	97.1%	99.6%	+ 2.6%
Percent of List Price Received*	98.6%	99.9%	+ 1.3%	98.6%	99.9%	+ 1.3%
Days on Market Until Sale**	49	22	- 55.1%	49	22	- 55.1%
Inventory of Homes for Sale	847	289	- 65.9%	--	--	--
Months Supply of Inventory	1.8	0.6	- 66.7%	--	--	--

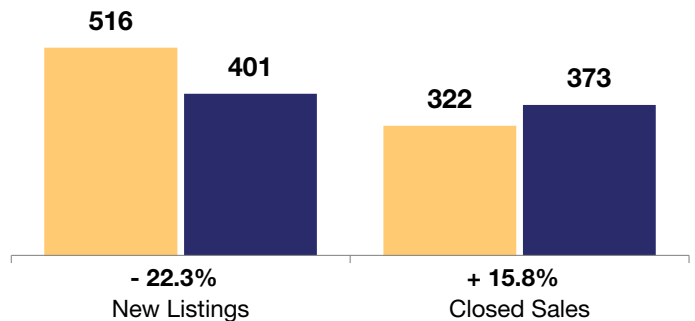
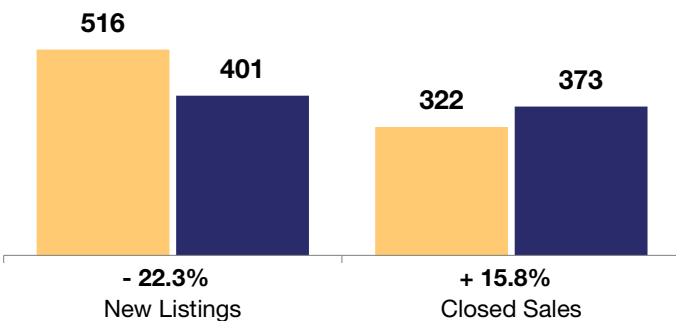
* Does not account for seller concessions. | ** Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

January

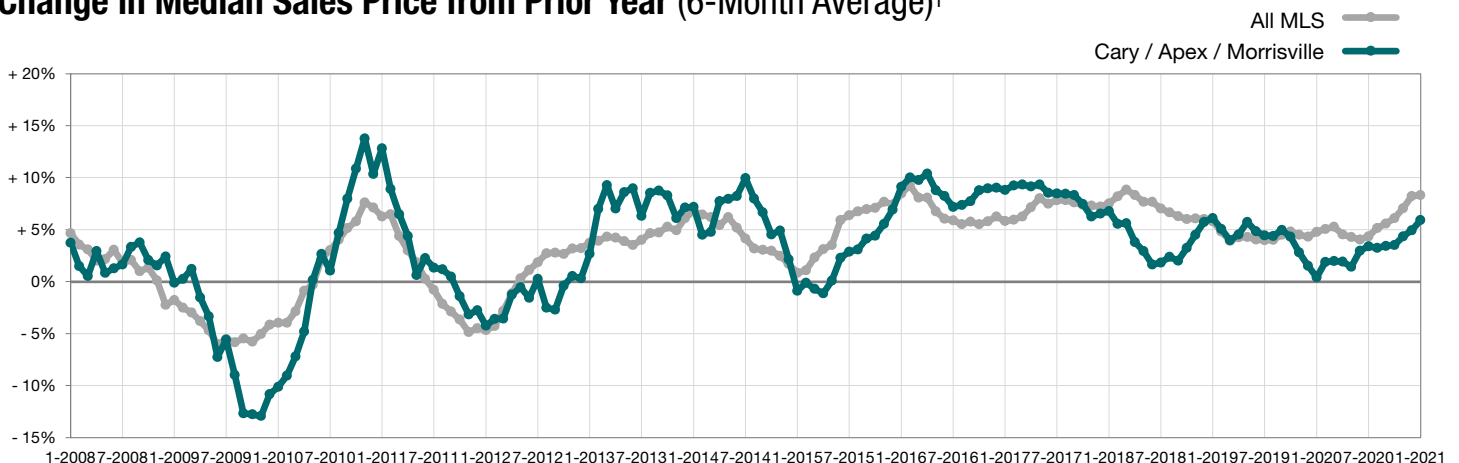
2020 2021

Year to Date

2020 2021



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