

Local Market Update – February 2020

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Cary / Apex / Morrisville

0.0%

Change in
New Listings

+ 7.3%

Change in
Closed Sales

+ 9.2%

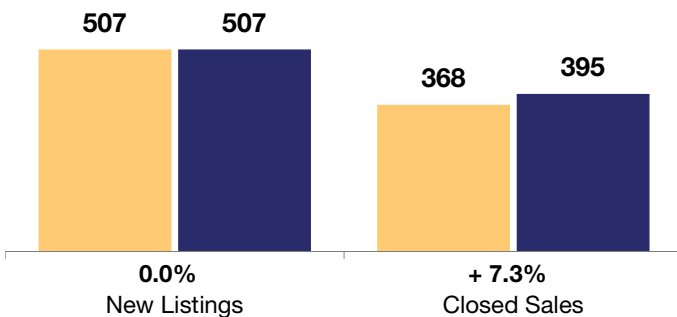
Change in
Median Sales Price

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	507	507	0.0%	1,004	1,015	+ 1.1%
Closed Sales	368	395	+ 7.3%	649	713	+ 9.9%
Median Sales Price*	\$348,114	\$380,000	+ 9.2%	\$359,450	\$375,000	+ 4.3%
Average Sales Price*	\$399,471	\$427,426	+ 7.0%	\$407,685	\$421,145	+ 3.3%
Total Dollar Volume (in millions)*	\$147.0	\$168.8	+ 14.8%	\$264.6	\$300.3	+ 13.5%
Percent of Original List Price Received*	98.3%	97.6%	- 0.7%	97.9%	97.4%	- 0.5%
Percent of List Price Received*	99.2%	98.8%	- 0.4%	98.9%	98.7%	- 0.2%
Days on Market Until Sale**	41	44	+ 7.3%	41	46	+ 12.2%
Inventory of Homes for Sale	1,027	770	- 25.0%	--	--	--
Months Supply of Inventory	2.2	1.6	- 27.3%	--	--	--

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

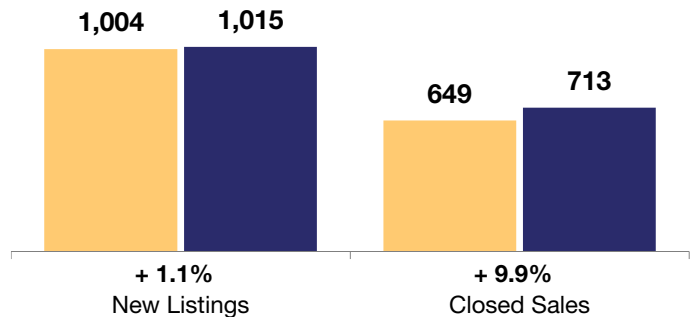
February

2019 2020

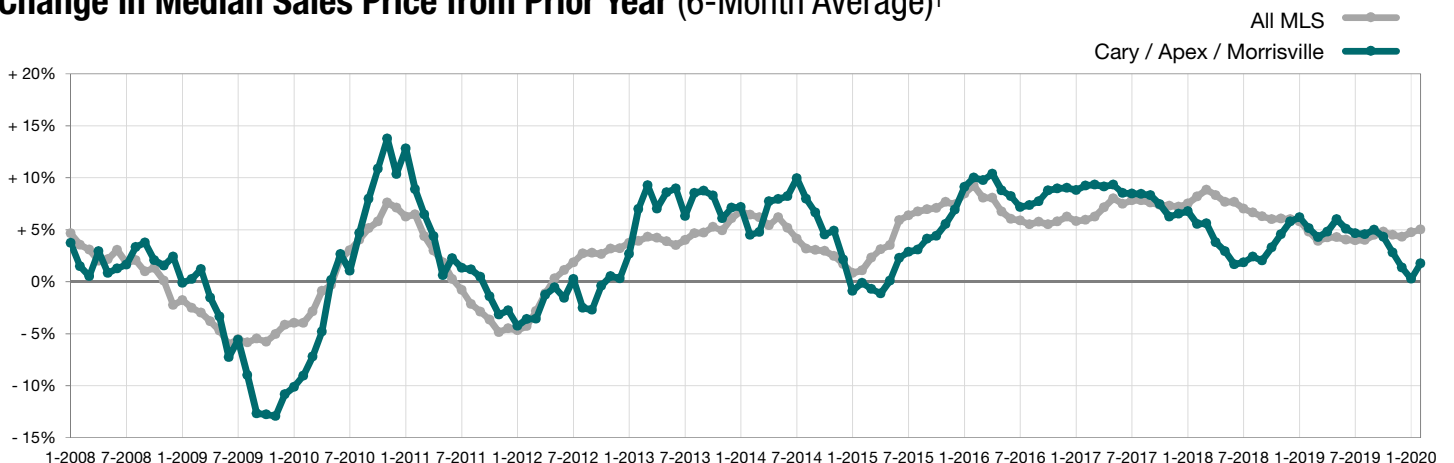


Year to Date

2019 2020



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