

Local Market Update – February 2021

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Cary / Apex / Morrisville

- 23.6%

Change in
New Listings

- 11.0%

Change in
Closed Sales

+ 10.5%

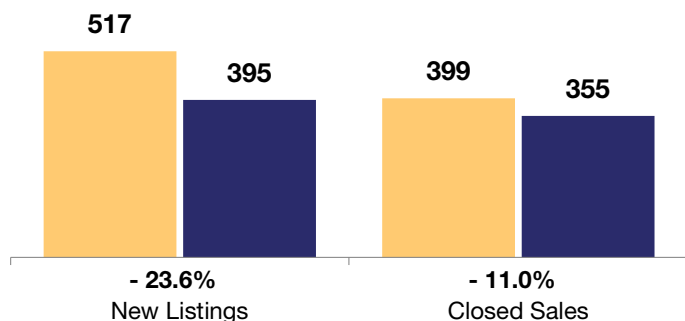
Change in
Median Sales Price

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	517	395	- 23.6%	1,033	804	- 22.2%
Closed Sales	399	355	- 11.0%	721	729	+ 1.1%
Median Sales Price*	\$380,000	\$420,000	+ 10.5%	\$375,000	\$411,000	+ 9.6%
Average Sales Price*	\$428,972	\$466,806	+ 8.8%	\$421,779	\$459,532	+ 9.0%
Total Dollar Volume (in millions)*	\$171.2	\$165.7	- 3.2%	\$304.1	\$335.0	+ 10.2%
Percent of Original List Price Received*	97.7%	100.6%	+ 3.0%	97.4%	100.1%	+ 2.8%
Percent of List Price Received*	98.8%	100.8%	+ 2.0%	98.7%	100.3%	+ 1.6%
Days on Market Until Sale**	44	17	- 61.4%	46	19	- 58.7%
Inventory of Homes for Sale	875	238	- 72.8%	--	--	--
Months Supply of Inventory	1.8	0.5	- 72.2%	--	--	--

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

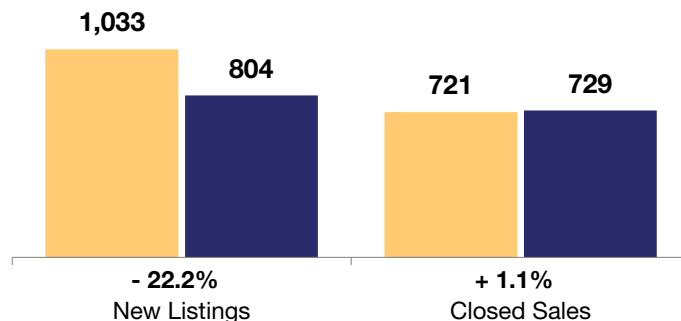
February

2020 2021

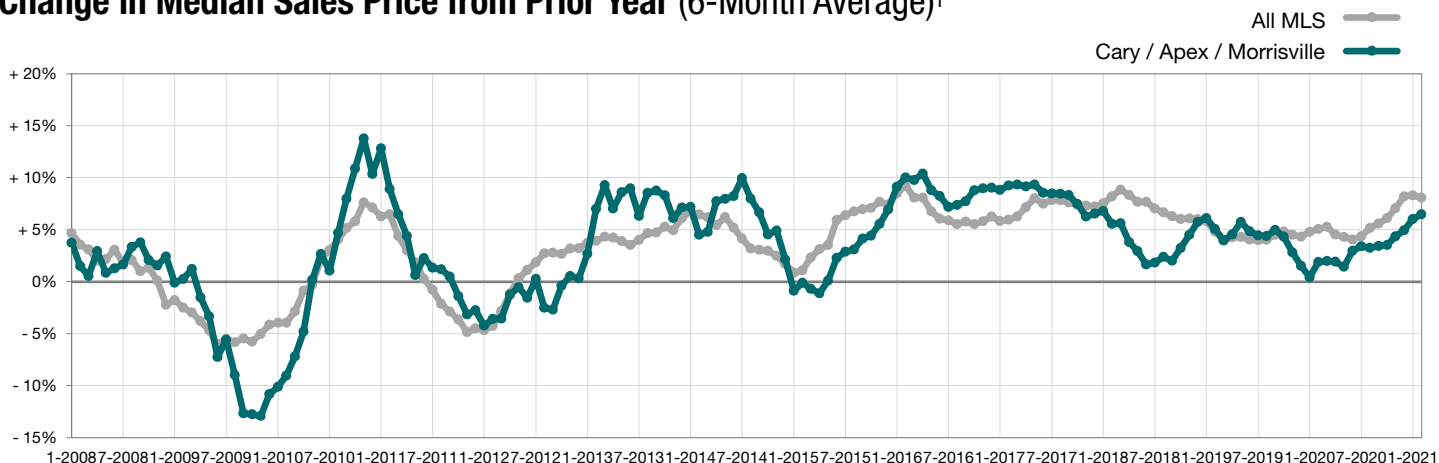


Year to Date

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