

## Cary / Apex / Morrisville

**- 34.6%**

Change in  
New Listings

**- 27.0%**

Change in  
Closed Sales

**+ 5.4%**

Change in  
Median Sales Price

|  | April     |                  |          | Year to Date |                  |          |
|--|-----------|------------------|----------|--------------|------------------|----------|
|  | 2022      | 2023             | + / -    | 2022         | 2023             | + / -    |
| New Listings                             | 477       | 312              | - 34.6%  | 1,560        | 1,205            | - 22.8%  |
| Closed Sales                             | 389       | 284              | - 27.0%  | 1,276        | 1,096            | - 14.1%  |
| Median Sales Price*                      | \$551,599 | <b>\$581,550</b> | + 5.4%   | \$531,000    | <b>\$556,000</b> | + 4.7%   |
| Average Sales Price*                     | \$658,529 | <b>\$635,608</b> | - 3.5%   | \$613,106    | <b>\$624,748</b> | + 1.9%   |
| Total Dollar Volume (in millions)*       | \$256.2   | <b>\$180.5</b>   | - 29.5%  | \$782.3      | <b>\$684.7</b>   | - 12.5%  |
| Percent of Original List Price Received* | 108.4%    | <b>99.8%</b>     | - 7.9%   | 107.6%       | <b>97.6%</b>     | - 9.3%   |
| Percent of List Price Received*          | 108.3%    | <b>100.3%</b>    | - 7.4%   | 107.4%       | <b>99.3%</b>     | - 7.5%   |
| Days on Market Until Sale**              | 6         | <b>18</b>        | + 200.0% | 8            | <b>31</b>        | + 287.5% |
| Housing Affordability Index              | 65        | <b>54</b>        | - 16.9%  | 67           | <b>56</b>        | - 16.4%  |
| Inventory of Homes for Sale              | 254       | <b>223</b>       | - 12.2%  | --           | --               | --       |
| Months Supply of Inventory               | 0.6       | <b>0.7</b>       | + 16.7%  | --           | --               | --       |

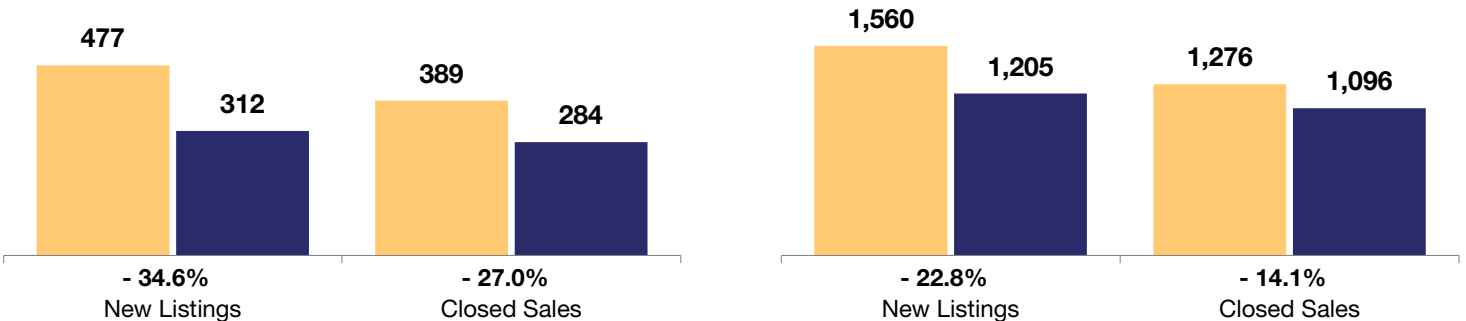
\* Does not account for seller concessions. | \*\* Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

### April

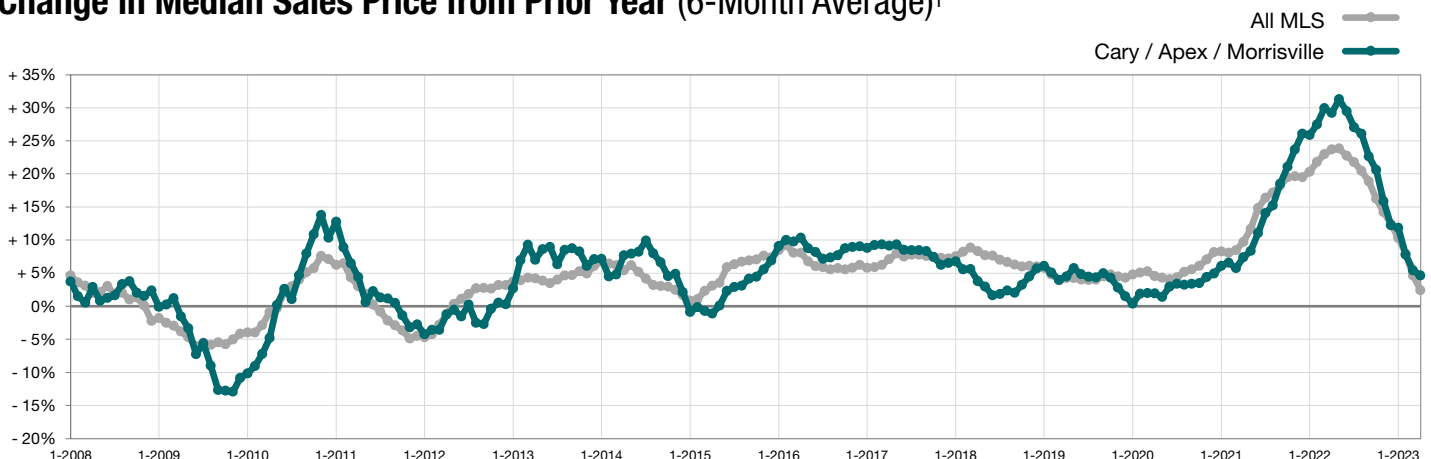
2022 2023

### Year to Date

2022 2023



### 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