

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Cary / Apex / Morrisville

- 37.3%

- 18.6%

+ 2.2%

Change in
New Listings

Change in
Closed Sales

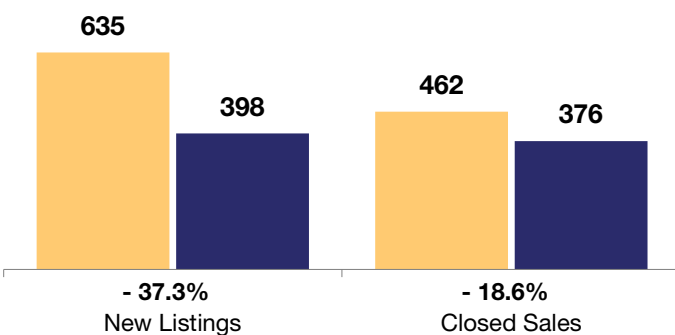
Change in
Median Sales Price

	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	635	398	- 37.3%	2,789	2,035	- 27.0%
Closed Sales	462	376	- 18.6%	2,212	1,817	- 17.9%
Median Sales Price*	\$576,092	\$589,000	+ 2.2%	\$555,000	\$572,750	+ 3.2%
Average Sales Price*	\$665,146	\$678,355	+ 2.0%	\$638,426	\$648,980	+ 1.7%
Total Dollar Volume (in millions)*	\$307.3	\$254.4	- 17.2%	\$1,412.2	\$1,178.5	- 16.5%
Percent of Original List Price Received*	105.0%	100.5%	- 4.3%	107.1%	98.8%	- 7.7%
Percent of List Price Received*	105.3%	101.0%	- 4.1%	107.0%	100.0%	- 6.5%
Days on Market Until Sale**	6	11	+ 83.3%	7	23	+ 228.6%
Housing Affordability Index	56	50	- 10.7%	58	51	- 12.1%
Inventory of Homes for Sale	550	290	- 47.3%	--	--	--
Months Supply of Inventory	1.4	0.9	- 35.7%	--	--	--

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

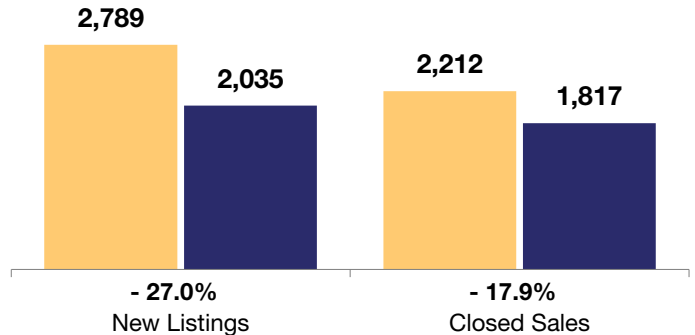
June

2022 2023

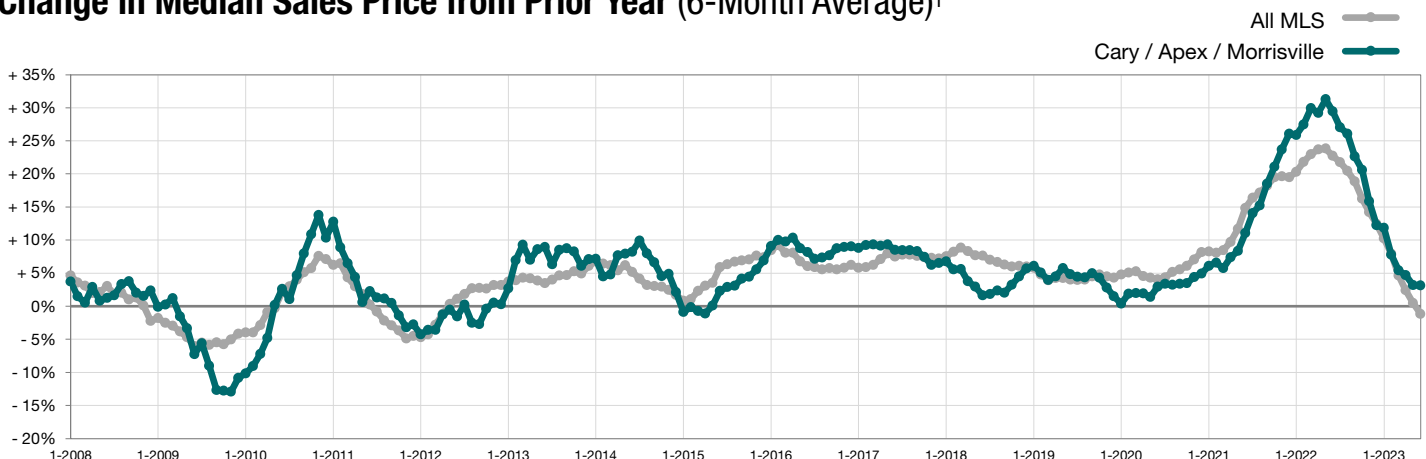


Year to Date

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