

# Local Market Update – July 2018

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Cary / Apex / Morrisville

**- 13.2%**

**+ 18.7%**

**+ 5.1%**

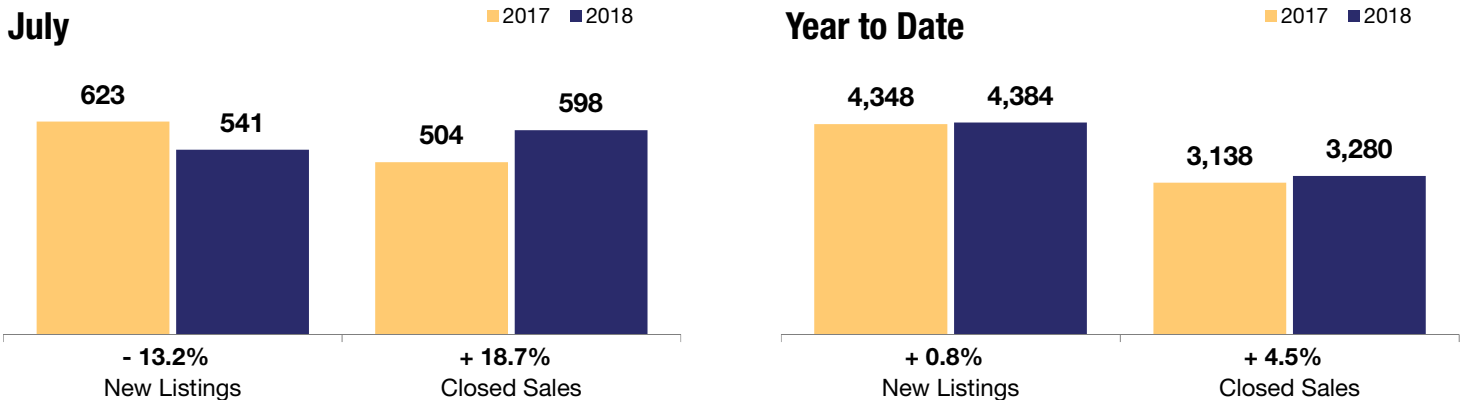
Change in  
New Listings

Change in  
Closed Sales

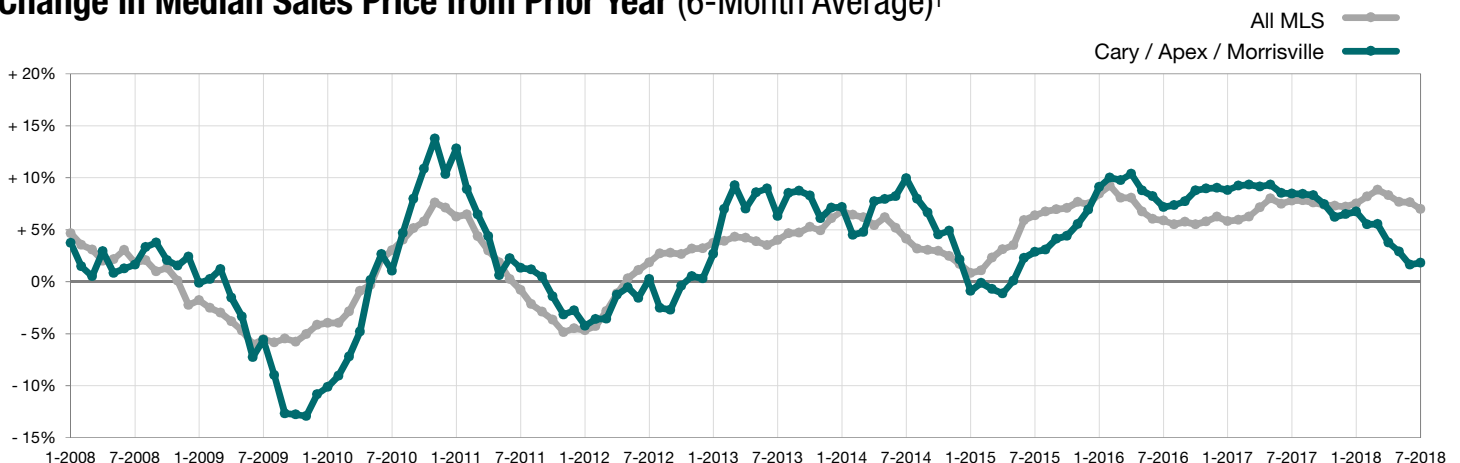
Change in  
Median Sales Price

	July			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	623	541	- 13.2%	4,348	4,384	+ 0.8%
Closed Sales	504	598	+ 18.7%	3,138	3,280	+ 4.5%
Median Sales Price*	\$352,098	<b>\$370,000</b>	+ 5.1%	\$355,000	<b>\$363,805</b>	+ 2.5%
Average Sales Price*	\$393,712	<b>\$398,641</b>	+ 1.3%	\$384,728	<b>\$397,505</b>	+ 3.3%
Total Dollar Volume (in millions)*	\$198.4	<b>\$238.4</b>	+ 20.1%	\$1,207.3	<b>\$1,303.8</b>	+ 8.0%
Percent of Original List Price Received*	98.7%	<b>99.2%</b>	+ 0.5%	99.1%	<b>99.1%</b>	0.0%
Percent of List Price Received*	99.5%	<b>99.7%</b>	+ 0.2%	99.8%	<b>99.7%</b>	- 0.1%
Days on Market Until Sale**	21	<b>21</b>	0.0%	22	<b>22</b>	0.0%
Inventory of Homes for Sale	1,081	<b>1,033</b>	- 4.4%	--	--	--
Months Supply of Inventory	2.4	<b>2.2</b>	- 8.3%	--	--	--

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



### 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