Local Market Update – July 2021

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Cary / Apex / Morrisville

- 21.2%

- 16.5%

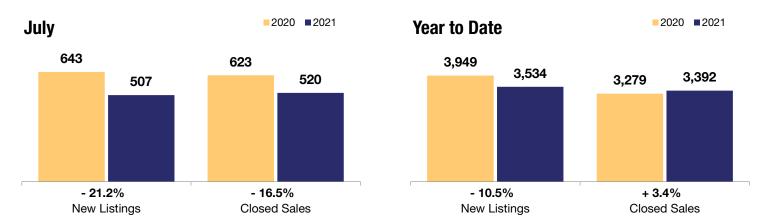
+ 27.4%

Change in New Listings Change in Closed Sales

Change in Median Sales Price

		July			Year to Date		
	2020	2021	+/-	2020	2021	+/-	
New Listings	643	507	- 21.2%	3,949	3,534	- 10.5%	
Closed Sales	623	520	- 16.5%	3,279	3,392	+ 3.4%	
Median Sales Price*	\$393,000	\$500,667	+ 27.4%	\$388,920	\$440,650	+ 13.3%	
Average Sales Price*	\$435,712	\$543,770	+ 24.8%	\$431,282	\$492,690	+ 14.2%	
Total Dollar Volume (in millions)*	\$271.4	\$282.8	+ 4.2%	\$1,414.2	\$1,671.2	+ 18.2%	
Percent of Original List Price Received*	98.7%	107.5%	+ 8.9%	98.4%	103.9%	+ 5.6%	
Percent of List Price Received*	99.6%	107.3%	+ 7.7%	99.3%	103.8%	+ 4.5%	
Days on Market Until Sale**	27	5	- 81.5%	29	10	- 65.5%	
Inventory of Homes for Sale	802	225	- 71.9%				
Months Supply of Inventory	1.7	0.4	- 76.5%				

^{*} 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)†



1-20087-20081-20097-20091-20107-20101-20117-20111-20127-20121-20137-20131-20147-20141-20157-20151-20167-20161-20177-20171-20187-20181-20197-20191-20207-20201-20217-20

[†] 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