

# Local Market Update – October 2021

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Cary / Apex / Morrisville

**- 25.0%**

Change in  
New Listings

**- 10.7%**

Change in  
Closed Sales

**+ 28.8%**

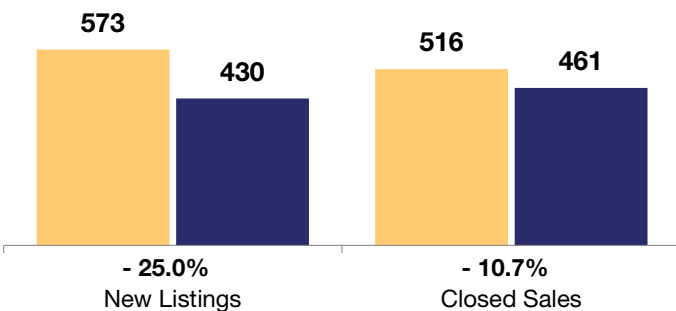
Change in  
Median Sales Price

	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	573	430	- 25.0%	5,630	4,922	- 12.6%
Closed Sales	516	461	- 10.7%	4,962	4,792	- 3.4%
Median Sales Price*	\$390,000	\$502,250	+ 28.8%	\$390,000	\$455,000	+ 16.7%
Average Sales Price*	\$437,013	\$559,817	+ 28.1%	\$434,137	\$508,236	+ 17.1%
Total Dollar Volume (in millions)*	\$225.5	\$258.1	+ 14.4%	\$2,153.8	\$2,435.5	+ 13.1%
Percent of Original List Price Received*	99.2%	105.0%	+ 5.8%	98.6%	104.5%	+ 6.0%
Percent of List Price Received*	99.8%	105.0%	+ 5.2%	99.4%	104.4%	+ 5.0%
Days on Market Until Sale**	19	8	- 57.9%	26	9	- 65.4%
Inventory of Homes for Sale	584	187	- 68.0%	--	--	--
Months Supply of Inventory	1.1	0.4	- 63.6%	--	--	--

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

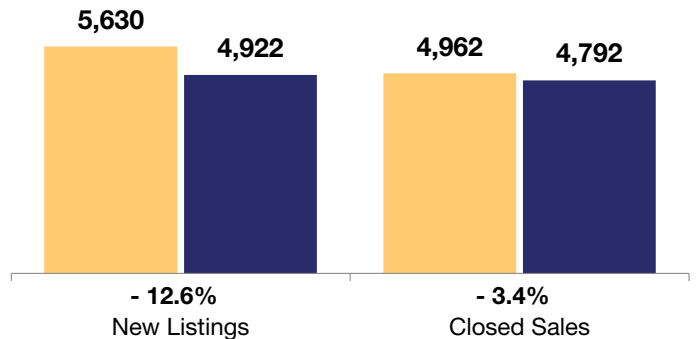
### October

2020 2021

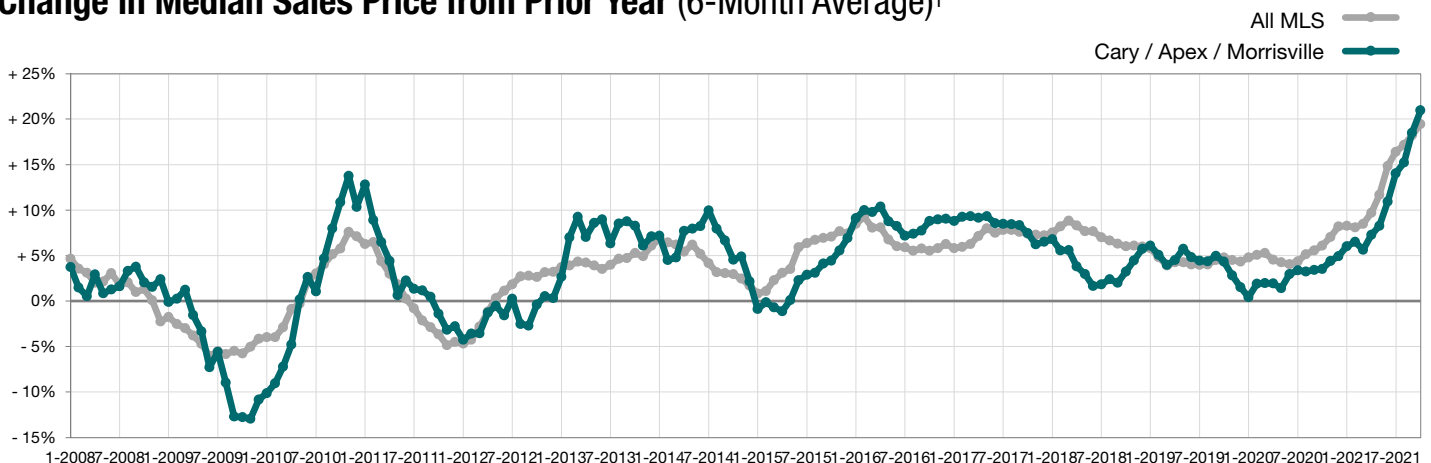


### Year to Date

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