

Local Market Update – May 2018

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Cary / Apex / Morrisville

- 0.7%

+ 4.4%

- 1.5%

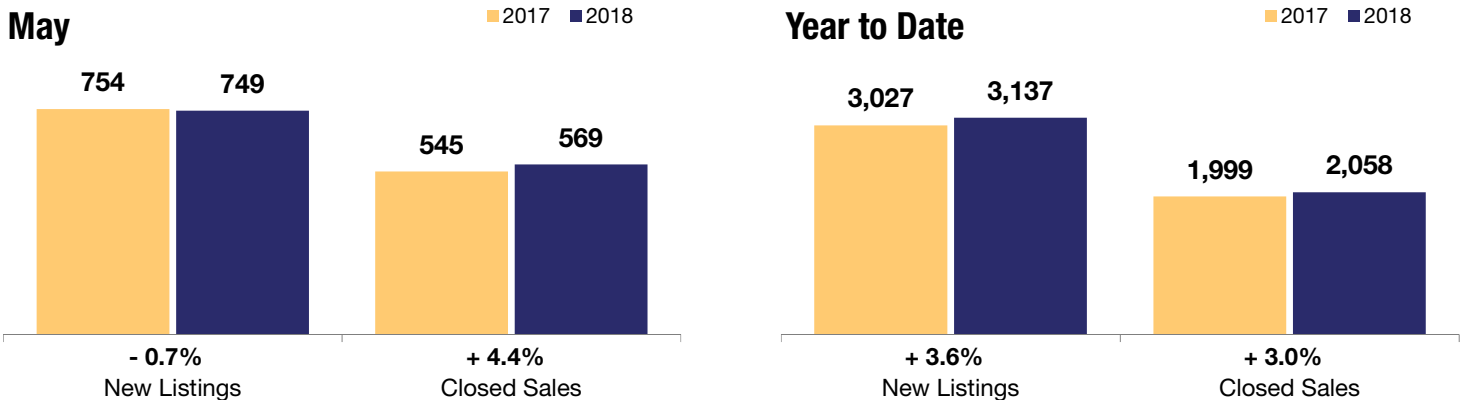
Change in
New Listings

Change in
Closed Sales

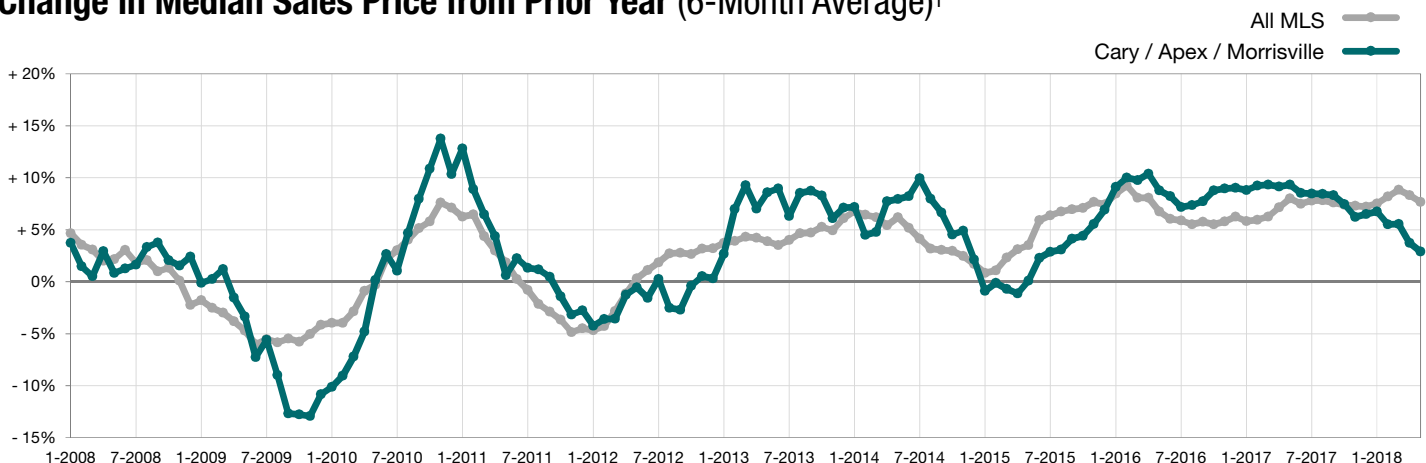
Change in
Median Sales Price

	May			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	754	749	- 0.7%	3,027	3,137	+ 3.6%
Closed Sales	545	569	+ 4.4%	1,999	2,058	+ 3.0%
Median Sales Price*	\$362,500	\$357,000	- 1.5%	\$350,000	\$355,000	+ 1.4%
Average Sales Price*	\$385,743	\$399,308	+ 3.5%	\$378,899	\$394,562	+ 4.1%
Total Dollar Volume (in millions)*	\$210.2	\$227.2	+ 8.1%	\$757.4	\$812.0	+ 7.2%
Percent of Original List Price Received*	99.4%	99.5%	+ 0.1%	99.2%	99.0%	- 0.2%
Percent of List Price Received*	100.1%	100.0%	- 0.1%	99.8%	99.6%	- 0.2%
Days on Market Until Sale**	18	14	- 22.2%	23	23	0.0%
Inventory of Homes for Sale	996	1,093	+ 9.7%	--	--	--
Months Supply of Inventory	2.2	2.3	+ 4.5%	--	--	--

* 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)†



† 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