

Local Market Update – March 2025

A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC
RESIDENTIAL ACTIVITY ONLY | Data current as of April 14, 2025



Cary

+ 10.7%

- 34.8%

+ 5.3%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	18	21	+ 16.7%	264	278	+ 5.3%
Under Contract (includes Contingent and Pending)	19	22	+ 15.8%	219	204	- 6.8%
Closed Sales	16	10	- 37.5%	217	201	- 7.4%
Median Sales Price*	\$387,500	\$371,500	- 4.1%	\$355,000	\$388,000	+ 9.3%
Average Sales Price*	\$397,650	\$378,643	- 4.8%	\$376,142	\$416,928	+ 10.8%
Percent of Original List Price Received*	99.4%	99.8%	+ 0.4%	99.2%	99.6%	+ 0.4%
Average Market Time	45	117	+ 160.0%	30	27	- 10.0%
Inventory of Homes for Sale at Month End	14	15	+ 7.1%	--	--	--

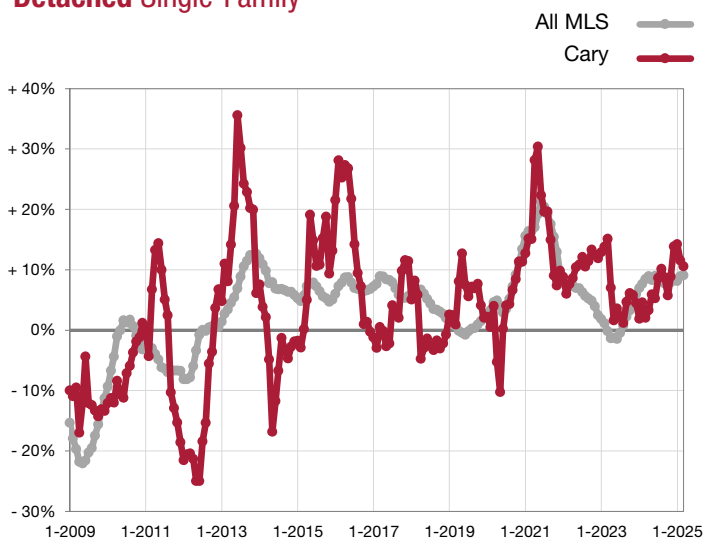
Attached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	10	10	0.0%	90	87	- 3.3%
Under Contract (includes Contingent and Pending)	4	6	+ 50.0%	84	68	- 19.0%
Closed Sales	7	5	- 28.6%	98	68	- 30.6%
Median Sales Price*	\$295,000	\$250,217	- 15.2%	\$263,000	\$272,450	+ 3.6%
Average Sales Price*	\$279,286	\$293,042	+ 4.9%	\$274,753	\$280,884	+ 2.2%
Percent of Original List Price Received*	101.0%	98.0%	- 3.0%	100.7%	98.8%	- 1.9%
Average Market Time	6	39	+ 550.0%	23	22	- 4.3%
Inventory of Homes for Sale at Month End	5	5	0.0%	--	--	--

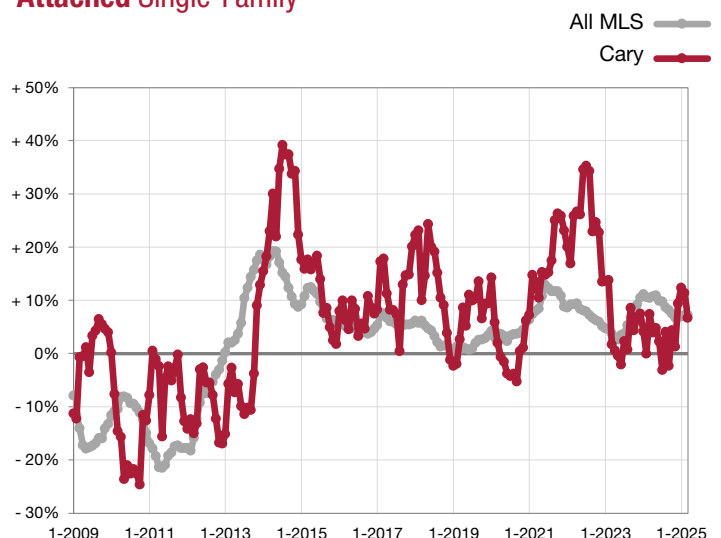
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



** 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.