

Local Market Update

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



- 16.8% **+ 41.7%** **+ 42.4%**

Change in
New Listings

Change in
Closed Sales

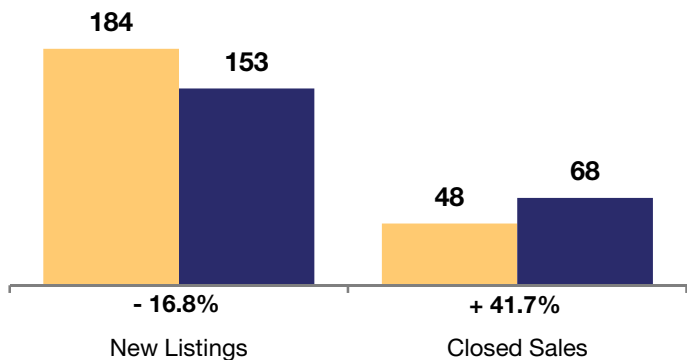
Change in
Median Sales Price

Chapel Hill/Carrboro

	January			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	184	153	- 16.8%	184	153	- 16.8%
Closed Sales	48	68	+ 41.7%	48	68	+ 41.7%
Median Sales Price*	\$278,500	\$396,500	+ 42.4%	\$278,500	\$396,500	+ 42.4%
Average Sales Price*	\$319,524	\$440,560	+ 37.9%	\$319,524	\$440,560	+ 37.9%
Total Dollar Volume (in millions)*	\$15.3	\$30.0	+ 95.3%	\$15.3	\$30.0	+ 95.3%
Percent of Original List Price Received*	95.5%	96.5%	+ 1.0%	95.5%	96.5%	+ 1.0%
Days on Market Until Sale	149	128	- 14.1%	149	128	- 14.1%
Inventory of Homes for Sale	857	829	- 3.3%	--	--	--
Months Supply of Inventory	9.5	8.9	- 6.3%	--	--	--

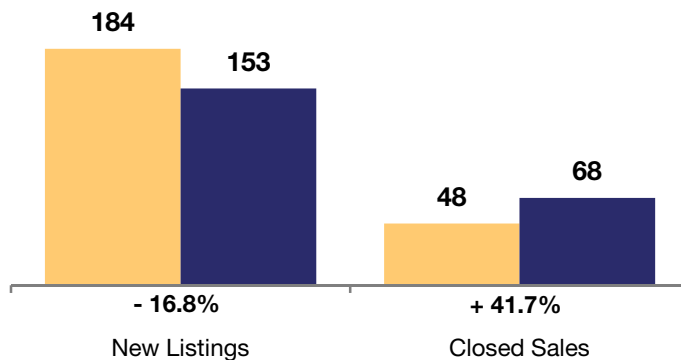
January

2010 2011

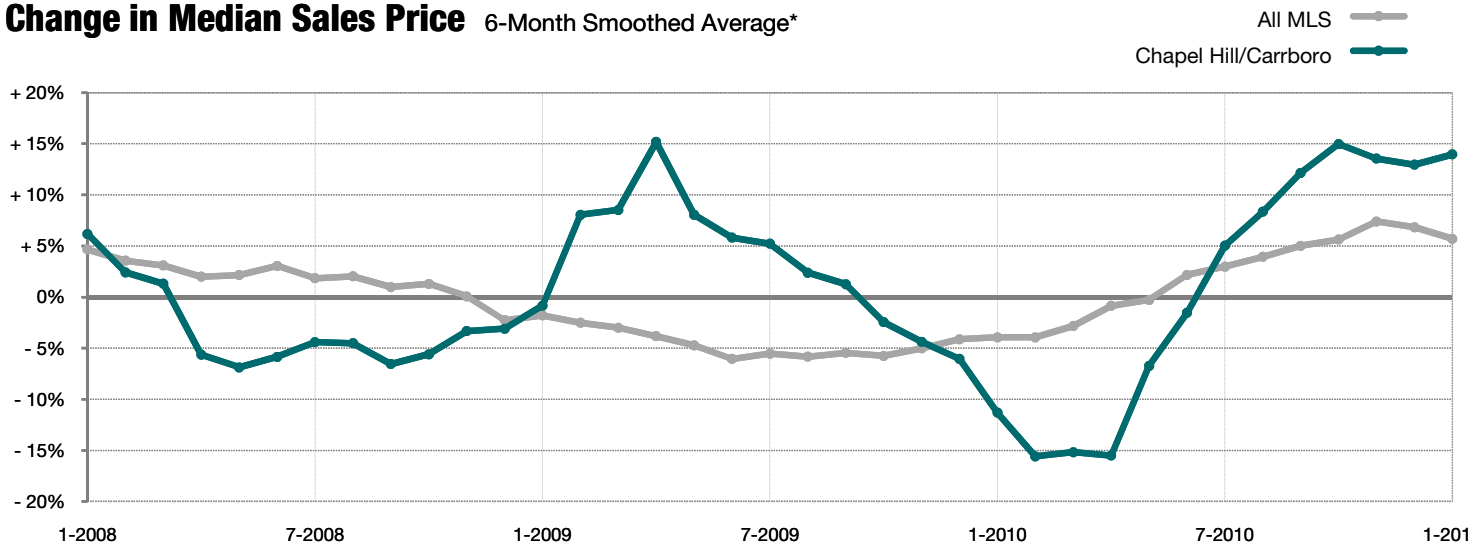


Year to Date

2010 2011



Change in Median Sales Price 6-Month Smoothed Average*



* Does not account for seller concessions. ** This chart uses a rolling six months of average change in Median Sales Price to account for small sample size. | Some figures are for one month worth of activity and can look extreme due to small sample size. | All data provided by Triangle Multiple Listing Service, Inc. Powered by 10K Research and Marketing.