

Local Market Update

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



- 13.1%

+ 3.8%

+ 6.1%

Change in
New Listings

Change in
Closed Sales

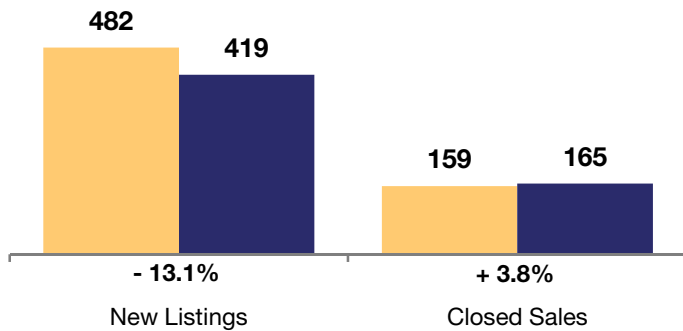
Change in
Median Sales Price

Durham County

	January			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	482	419	- 13.1%	482	419	- 13.1%
Closed Sales	159	165	+ 3.8%	159	165	+ 3.8%
Median Sales Price*	\$155,465	\$165,000	+ 6.1%	\$155,465	\$165,000	+ 6.1%
Average Sales Price*	\$182,482	\$191,147	+ 4.7%	\$182,482	\$191,147	+ 4.7%
Total Dollar Volume (in millions)*	\$29.0	\$31.5	+ 8.7%	\$29.0	\$31.5	+ 8.7%
Percent of Original List Price Received*	96.4%	95.4%	- 1.0%	96.4%	95.4%	- 1.0%
Days on Market Until Sale	80	128	+ 59.7%	80	128	+ 59.7%
Inventory of Homes for Sale	1,919	2,024	+ 5.5%	--	--	--
Months Supply of Inventory	7.0	8.1	+ 15.5%	--	--	--

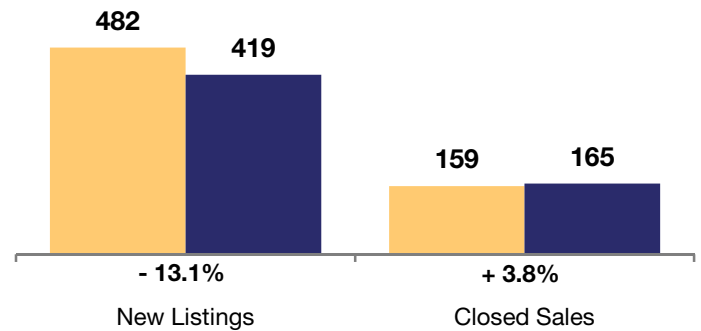
January

2010 2011

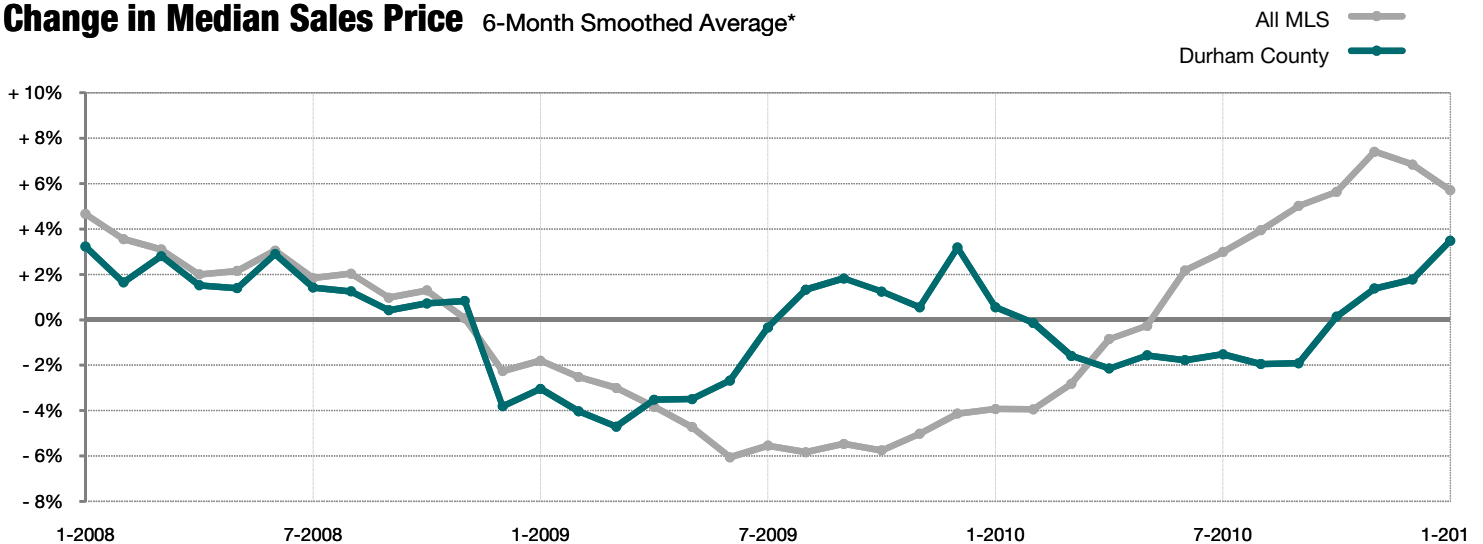


Year to Date

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.