

Local Market Update

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Entire Triangle Region

- 23.6%

Change in
New Listings

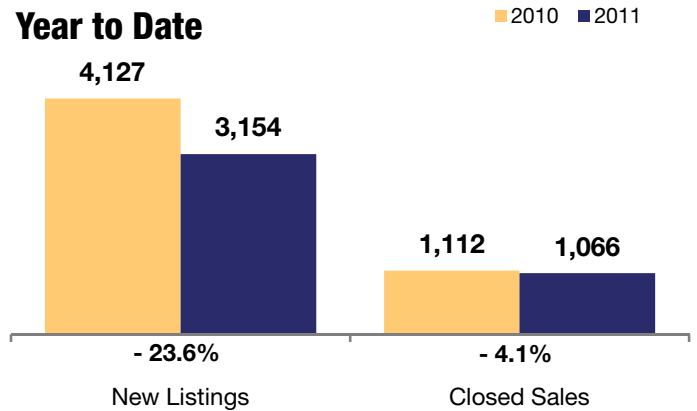
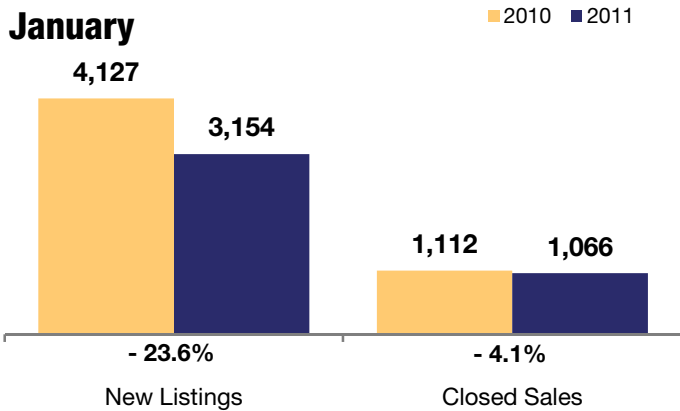
- 4.1%

Change in
Closed Sales

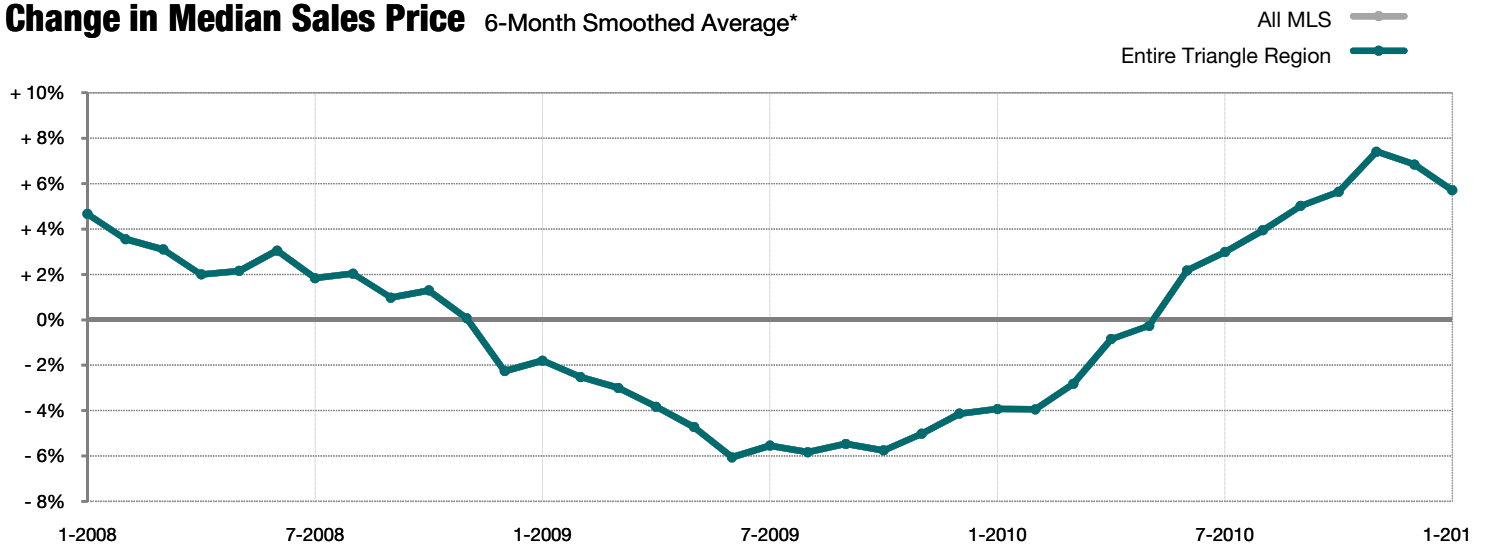
- 0.5%

Change in
Median Sales Price

	January			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	4,127	3,154	- 23.6%	4,127	3,154	- 23.6%
Closed Sales	1,112	1,066	- 4.1%	1,112	1,066	- 4.1%
Median Sales Price*	\$182,000	\$181,000	- 0.5%	\$182,000	\$181,000	- 0.5%
Average Sales Price*	\$222,770	\$226,136	+ 1.5%	\$222,770	\$226,136	+ 1.5%
Total Dollar Volume (in millions)*	\$247.4	\$240.7	- 2.7%	\$247.4	\$240.7	- 2.7%
Percent of Original List Price Received*	95.9%	95.8%	- 0.1%	95.9%	95.8%	- 0.1%
Days on Market Until Sale	108	128	+ 18.6%	108	128	+ 18.6%
Inventory of Homes for Sale	16,717	15,968	- 4.5%	--	--	--
Months Supply of Inventory	8.9	9.3	+ 4.5%	--	--	--



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.