

# Local Market Update – April 2011

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



**- 35.7%**

Change in  
New Listings

**- 19.4%**

Change in  
Closed Sales

**+ 11.3%**

Change in  
Median Sales Price

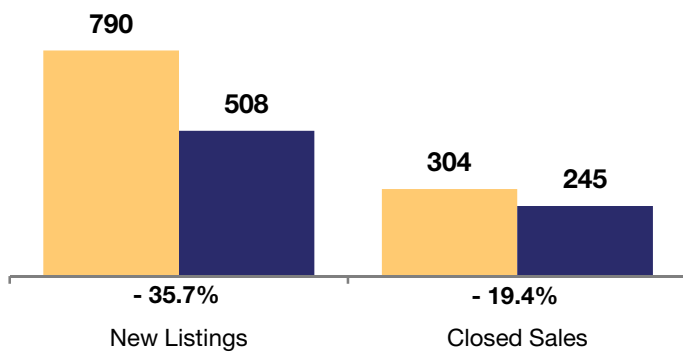
## Durham County

	April			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	790	508	- 35.7%	2,769	2,220	- 19.8%
Closed Sales	304	245	- 19.4%	858	767	- 10.6%
Median Sales Price*	\$164,000	<b>\$182,500</b>	+ 11.3%	\$164,000	<b>\$166,000</b>	+ 1.2%
Average Sales Price*	\$189,585	<b>\$194,064</b>	+ 2.4%	\$184,478	<b>\$188,568</b>	+ 2.2%
Total Dollar Volume (in millions)*	\$57.6	<b>\$47.5</b>	- 17.5%	\$158.1	<b>\$144.5</b>	- 8.6%
Percent of Original List Price Received*	92.9%	<b>90.8%</b>	- 2.3%	92.5%	<b>90.2%</b>	- 2.5%
Percent of List Price Received*	96.7%	<b>95.1%</b>	- 1.7%	96.5%	<b>95.2%</b>	- 1.4%
Days on Market Until Sale	86	<b>126</b>	+ 47.2%	86	<b>127</b>	+ 46.8%
Inventory of Homes for Sale	2,566	<b>2,464</b>	- 4.0%	--	--	--
Months Supply of Inventory	9.1	<b>10.8</b>	+ 19.2%	--	--	--

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

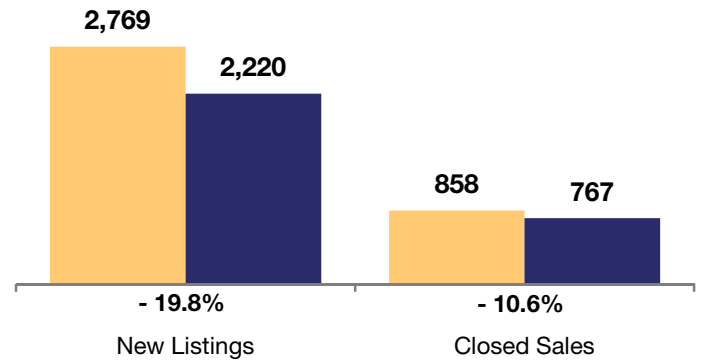
### April

2010 2011

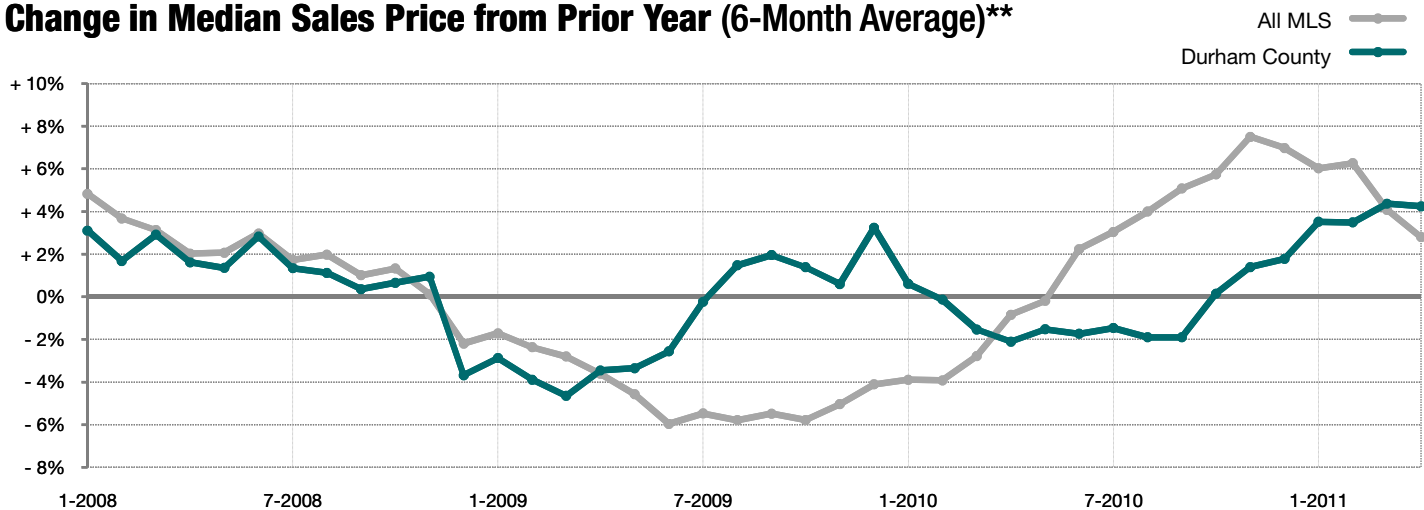


### Year to Date

2010 2011



### 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. | All data provided by Triangle Multiple Listing Service, Inc. | Powered by 10K Research and Marketing.