

Local Market Update – March 2011

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



- 13.2%

Change in
New Listings

- 18.5%

Change in
Closed Sales

- 2.1%

Change in
Median Sales Price

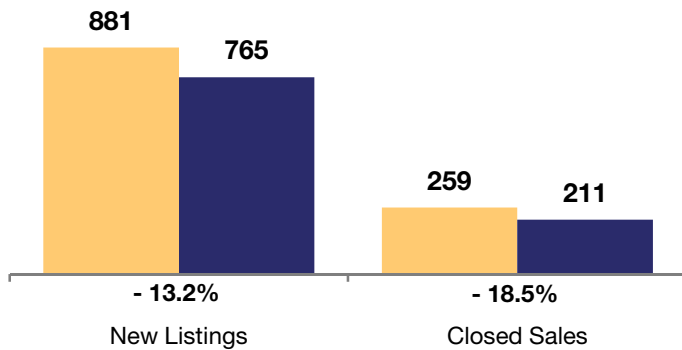
Durham County

	March			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	881	765	- 13.2%	1,979	1,705	- 13.8%
Closed Sales	259	211	- 18.5%	554	521	- 6.0%
Median Sales Price*	\$165,500	\$162,000	- 2.1%	\$163,000	\$162,375	- 0.4%
Average Sales Price*	\$175,911	\$182,571	+ 3.8%	\$181,670	\$185,818	+ 2.3%
Total Dollar Volume (in millions)*	\$45.4	\$38.4	- 15.5%	\$100.5	\$96.6	- 3.8%
Percent of Original List Price Received*	92.7%	89.9%	- 3.0%	92.3%	89.8%	- 2.7%
Percent of List Price Received*	96.2%	94.8%	- 1.4%	96.4%	95.2%	- 1.3%
Days on Market Until Sale	89	132	+ 47.8%	87	127	+ 46.8%
Inventory of Homes for Sale	2,436	2,395	- 1.7%	--	--	--
Months Supply of Inventory	8.7	10.1	+ 15.1%	--	--	--

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

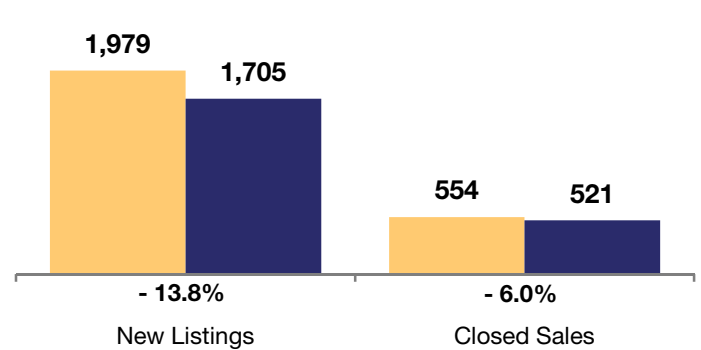
March

2010 2011

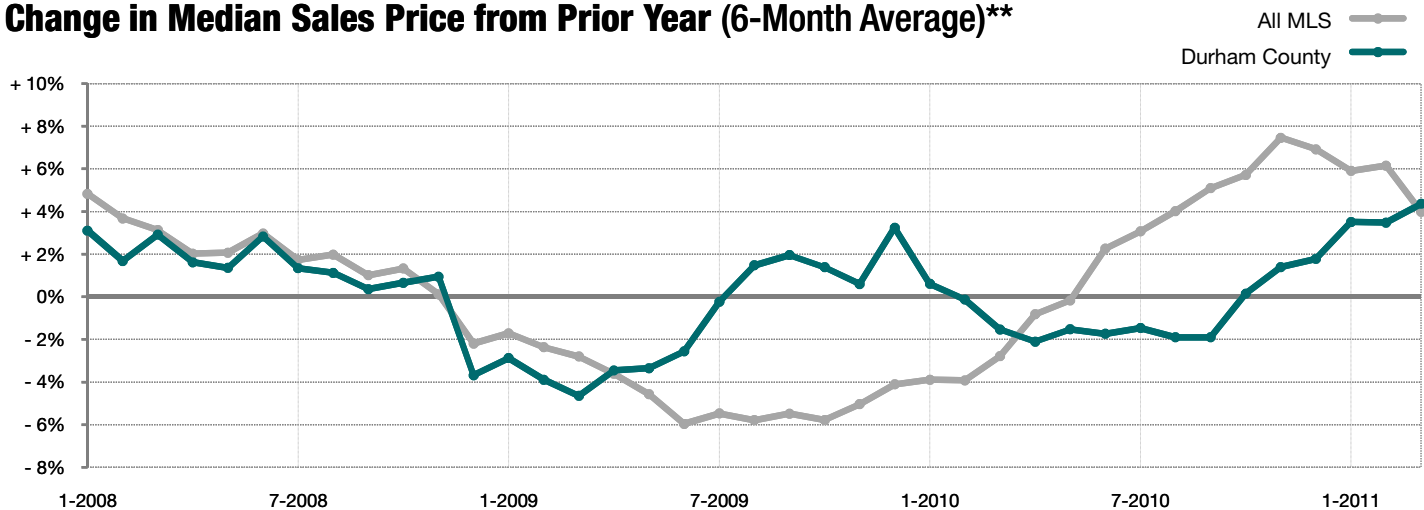


Year to Date

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.