

Local Market Update – June 2011

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Chapel Hill / Carrboro

- 27.3%

Change in
New Listings

- 23.8%

Change in
Closed Sales

- 12.9%

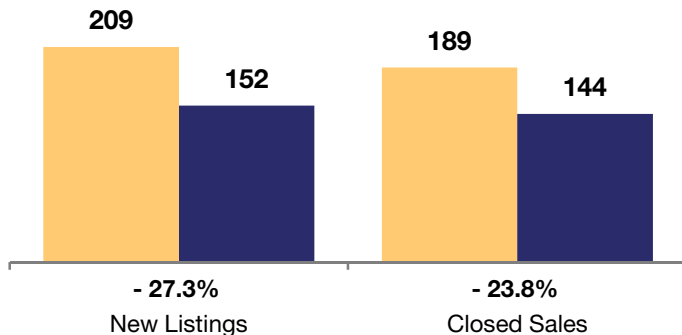
Change in
Median Sales Price

	June			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	209	152	- 27.3%	1,533	1,362	- 11.2%
Closed Sales	189	144	- 23.8%	588	573	- 2.6%
Median Sales Price*	\$345,000	\$300,578	- 12.9%	\$304,500	\$330,000	+ 8.4%
Average Sales Price*	\$386,386	\$391,628	+ 1.4%	\$358,166	\$391,454	+ 9.3%
Total Dollar Volume (in millions)*	\$73.0	\$56.4	- 22.8%	\$210.6	\$224.3	+ 6.5%
Percent of Original List Price Received*	94.7%	93.2%	- 1.6%	93.7%	92.9%	- 0.8%
Percent of List Price Received*	97.0%	96.0%	- 1.1%	96.5%	96.1%	- 0.5%
Days on Market Until Sale	92	128	+ 39.0%	104	127	+ 22.6%
Inventory of Homes for Sale	1,190	1,084	- 8.9%	--	--	--
Months Supply of Inventory	12.4	12.6	+ 2.1%	--	--	--

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

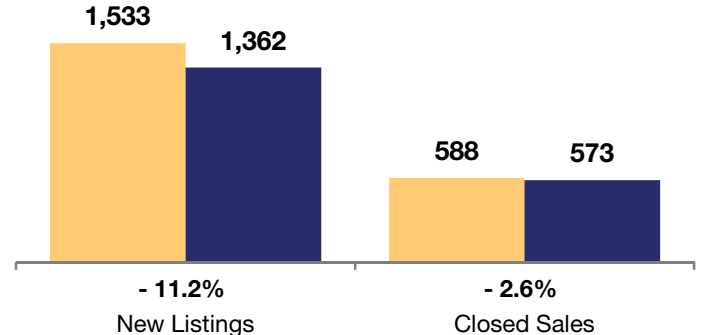
June

2010 2011

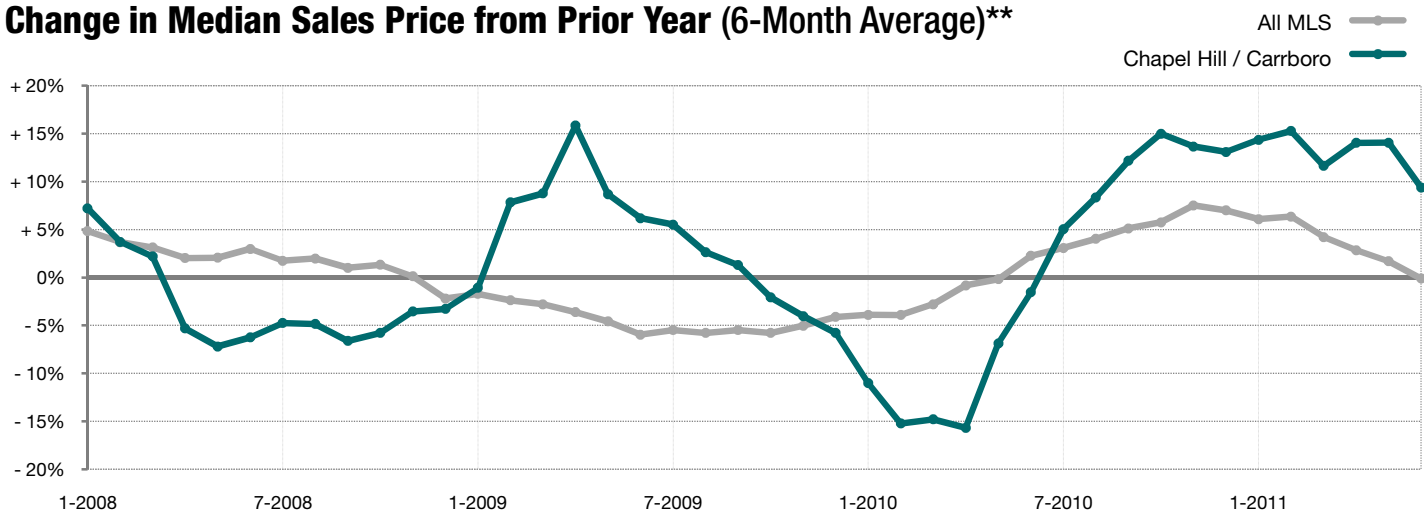


Year to Date

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.