

# Local Market Update – May 2011

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Chapel Hill / Carrboro

**- 14.9%**

Change in  
New Listings

**- 3.8%**

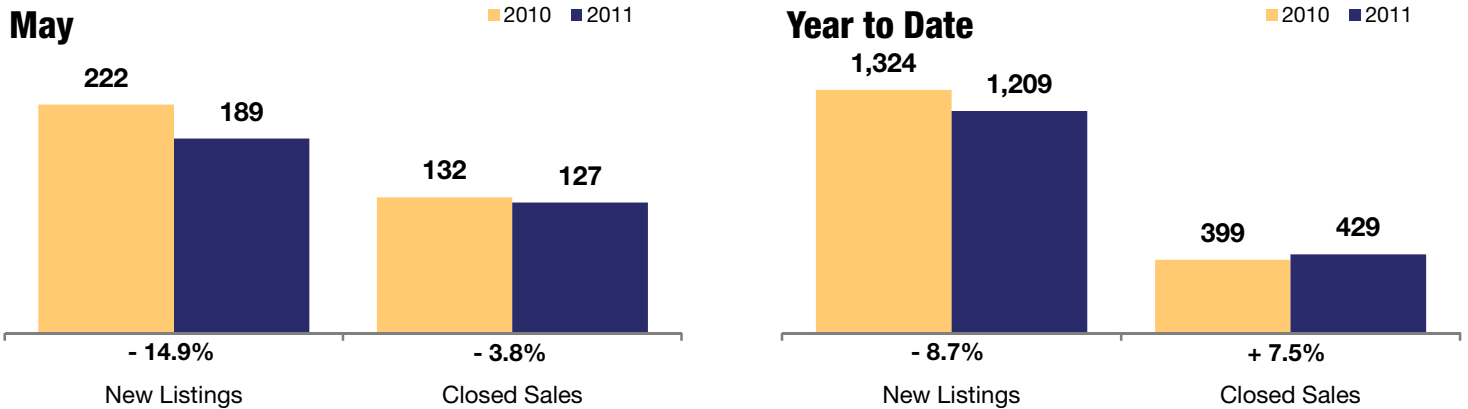
Change in  
Closed Sales

**+ 6.0%**

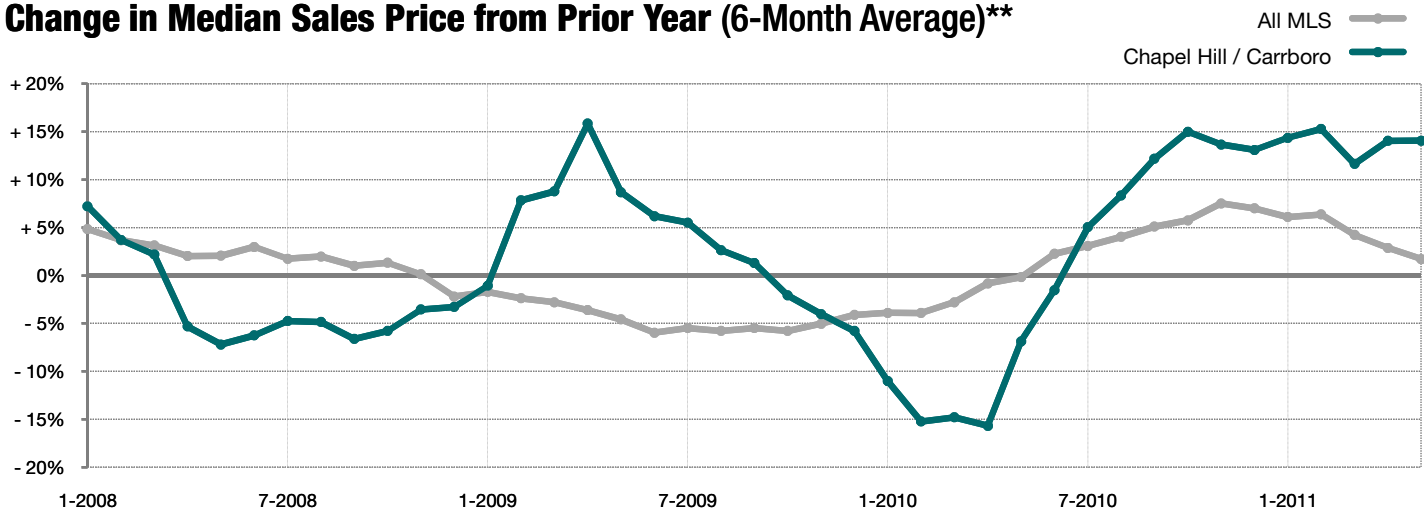
Change in  
Median Sales Price

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	222	189	- 14.9%	1,324	1,209	- 8.7%
Closed Sales	132	127	- 3.8%	399	429	+ 7.5%
Median Sales Price*	\$298,100	<b>\$316,000</b>	+ 6.0%	\$288,000	<b>\$335,000</b>	+ 16.3%
Average Sales Price*	\$347,379	<b>\$355,943</b>	+ 2.5%	\$344,798	<b>\$391,395</b>	+ 13.5%
Total Dollar Volume (in millions)*	\$45.9	<b>\$45.2</b>	- 1.4%	\$137.6	<b>\$167.9</b>	+ 22.0%
Percent of Original List Price Received*	94.5%	<b>92.9%</b>	- 1.7%	93.2%	<b>92.8%</b>	- 0.4%
Percent of List Price Received*	97.1%	<b>95.6%</b>	- 1.6%	96.3%	<b>96.1%</b>	- 0.2%
Days on Market Until Sale	103	127	+ 22.9%	109	127	+ 16.2%
Inventory of Homes for Sale	1,247	1,180	- 5.4%	--	--	--
Months Supply of Inventory	13.4	13.1	- 2.3%	--	--	--

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



### 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.