

Local Market Update – June 2011

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



- 13.1%

Change in
New Listings

- 25.8%

Change in
Closed Sales

- 1.4%

Change in
Median Sales Price

Durham County

	June			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	521	453	- 13.1%	3,735	3,102	- 16.9%
Closed Sales	472	350	- 25.8%	1,704	1,382	- 18.9%
Median Sales Price*	\$177,540	\$175,000	- 1.4%	\$170,000	\$171,000	+ 0.6%
Average Sales Price*	\$200,424	\$191,925	- 4.2%	\$190,021	\$189,722	- 0.2%
Total Dollar Volume (in millions)*	\$94.6	\$66.8	- 29.4%	\$323.6	\$261.3	- 19.3%
Percent of Original List Price Received*	94.3%	91.4%	- 3.0%	93.5%	91.0%	- 2.7%
Percent of List Price Received*	96.7%	95.8%	- 0.9%	96.7%	95.6%	- 1.1%
Days on Market Until Sale	78	116	+ 48.5%	84	123	+ 46.7%
Inventory of Homes for Sale	2,591	2,225	- 14.1%	--	--	--
Months Supply of Inventory	9.5	10.2	+ 7.8%	--	--	--

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

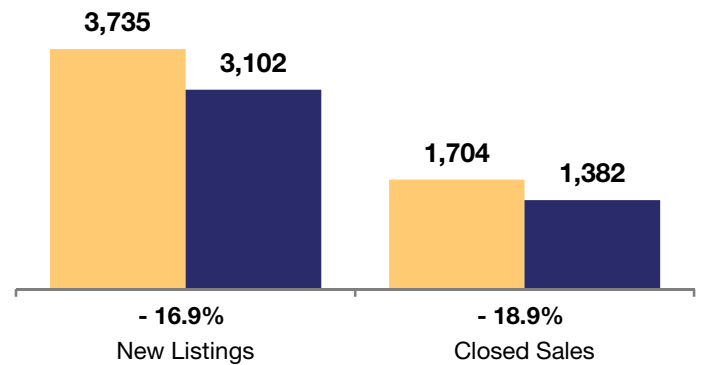
June

2010 2011

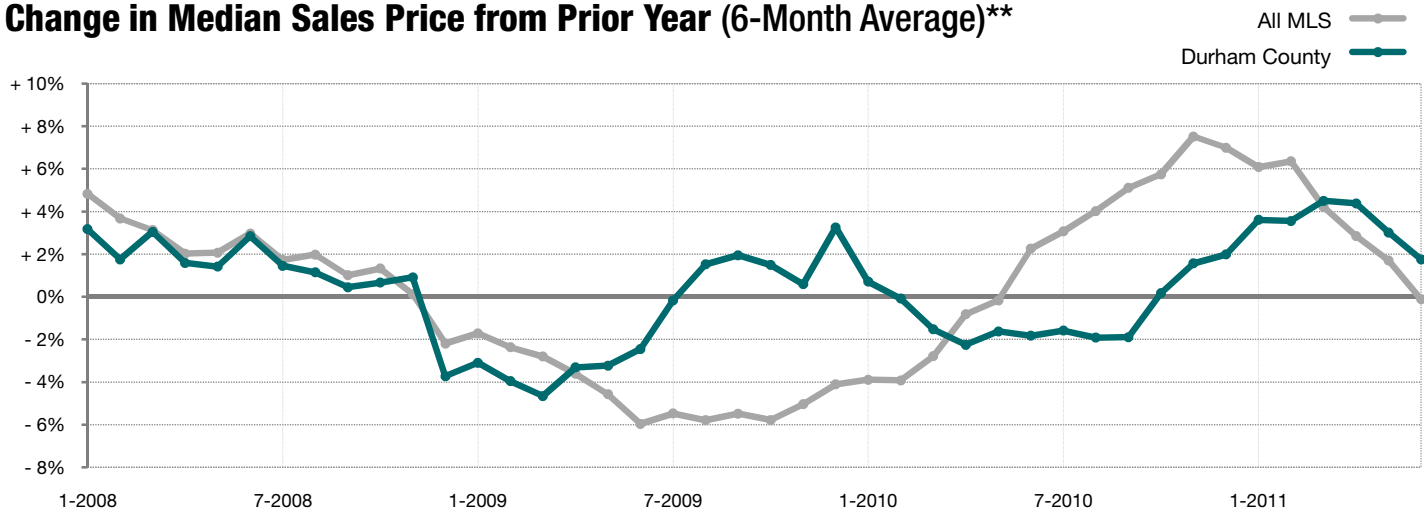


Year to Date

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.