

Local Market Update – June 2011

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Entire Triangle Region

- 13.4%

Change in
New Listings

- 20.0%

Change in
Closed Sales

- 4.6%

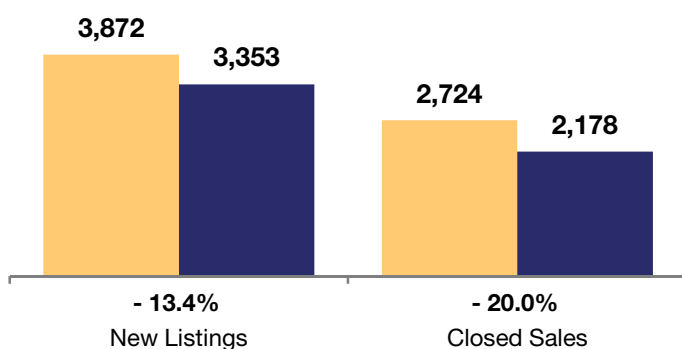
Change in
Median Sales Price

	June			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	3,872	3,353	- 13.4%	26,843	22,140	- 17.5%
Closed Sales	2,724	2,178	- 20.0%	11,726	9,699	- 17.3%
Median Sales Price*	\$199,890	\$190,750	- 4.6%	\$186,000	\$185,000	- 0.5%
Average Sales Price*	\$239,852	\$232,622	- 3.0%	\$224,457	\$222,887	- 0.7%
Total Dollar Volume (in millions)*	\$653.4	\$505.4	- 22.6%	\$2,630.2	\$2,159.0	- 17.9%
Percent of Original List Price Received*	93.2%	92.6%	- 0.6%	92.7%	92.1%	- 0.7%
Percent of List Price Received*	96.9%	96.3%	- 0.6%	96.5%	96.2%	- 0.3%
Days on Market Until Sale	99	118	+ 19.8%	102	125	+ 23.1%
Inventory of Homes for Sale	20,057	17,448	- 13.0%	--	--	--
Months Supply of Inventory	10.2	11.4	+ 11.6%	--	--	--

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

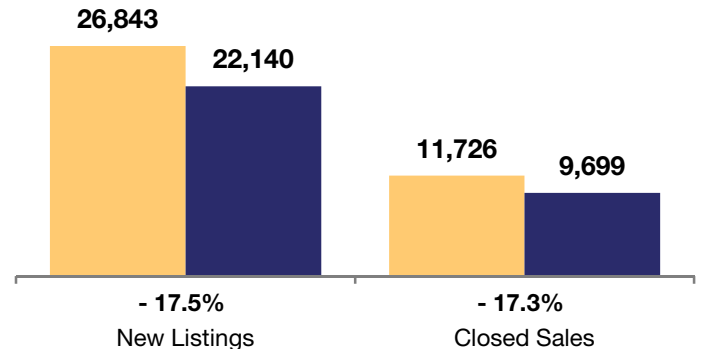
June

2010 2011

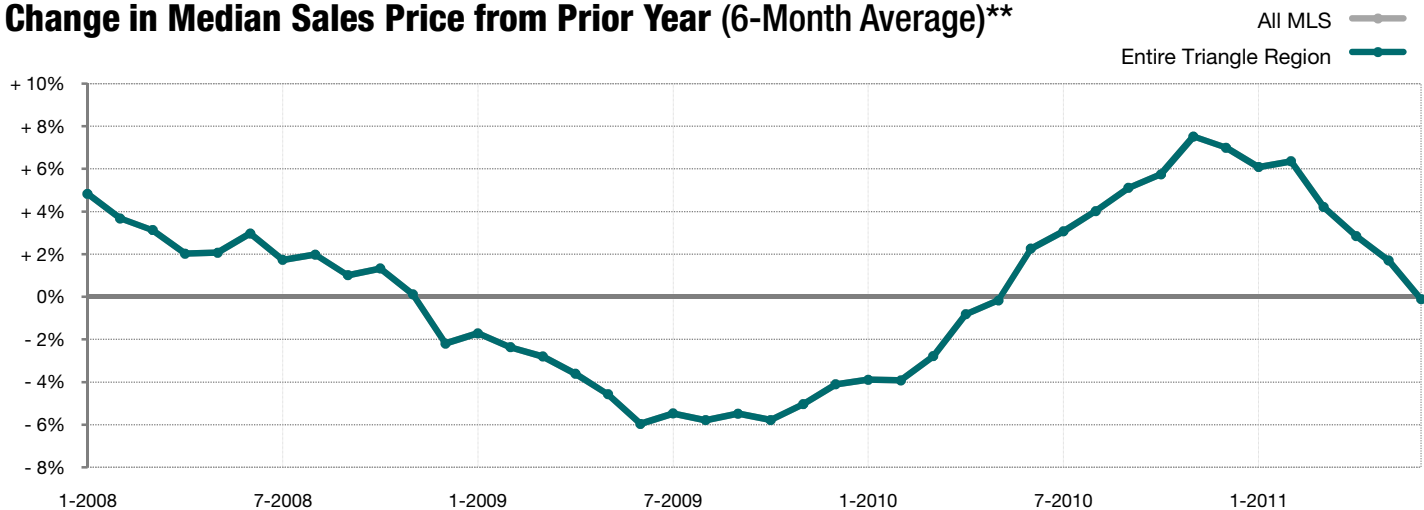


Year to Date

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.