

# Local Market Update – May 2011

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Entire Triangle Region

**- 7.7%**

Change in  
New Listings

**- 27.3%**

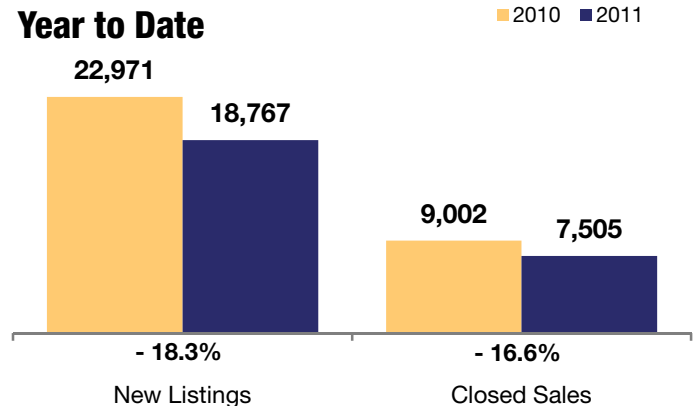
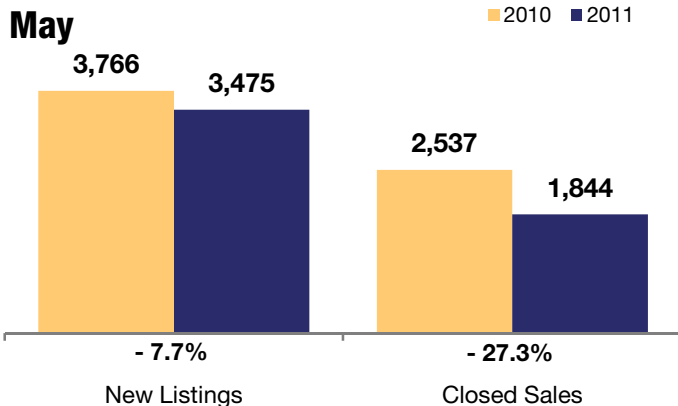
Change in  
Closed Sales

**+ 1.8%**

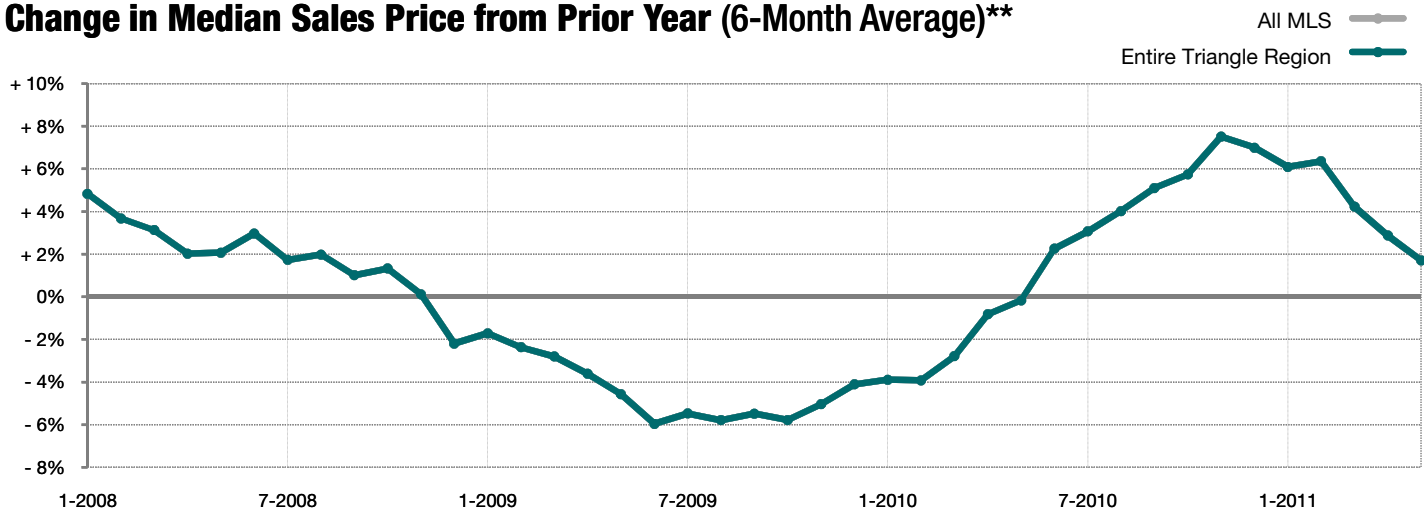
Change in  
Median Sales Price

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	3,766	<b>3,475</b>	- 7.7%	22,971	<b>18,767</b>	- 18.3%
Closed Sales	2,537	<b>1,844</b>	- 27.3%	9,002	<b>7,505</b>	- 16.6%
Median Sales Price*	\$186,500	<b>\$189,900</b>	+ 1.8%	\$182,000	<b>\$183,700</b>	+ 0.9%
Average Sales Price*	\$223,859	<b>\$225,041</b>	+ 0.5%	\$219,793	<b>\$220,054</b>	+ 0.1%
Total Dollar Volume (in millions)*	\$567.9	<b>\$414.9</b>	- 26.9%	\$1,976.8	<b>\$1,649.9</b>	- 16.5%
Percent of Original List Price Received*	93.2%	<b>92.8%</b>	- 0.4%	92.6%	<b>91.9%</b>	- 0.7%
Percent of List Price Received*	96.7%	<b>96.6%</b>	- 0.1%	96.4%	<b>96.2%</b>	- 0.2%
Days on Market Until Sale	100	<b>126</b>	+ 26.4%	102	<b>127</b>	+ 24.0%
Inventory of Homes for Sale	20,063	<b>18,008</b>	- 10.2%	--	--	--
Months Supply of Inventory	10.0	<b>11.9</b>	+ 19.9%	--	--	--

\* 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.