

Local Market Update – August 2011

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Chapel Hill / Carrboro

- 23.9%

Change in
New Listings

- 8.3%

Change in
Closed Sales

- 12.4%

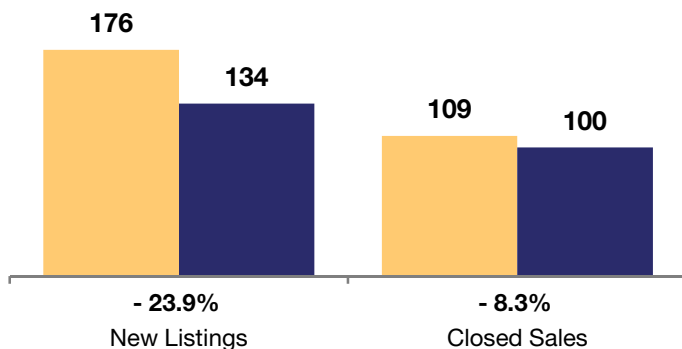
Change in
Median Sales Price

	August			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	176	134	- 23.9%	1,918	1,673	- 12.8%
Closed Sales	109	100	- 8.3%	812	792	- 2.5%
Median Sales Price*	\$350,000	\$306,503	- 12.4%	\$315,000	\$330,000	+ 4.8%
Average Sales Price*	\$377,427	\$355,073	- 5.9%	\$371,578	\$388,255	+ 4.5%
Total Dollar Volume (in millions)*	\$41.1	\$35.5	- 13.7%	\$301.7	\$307.5	+ 1.9%
Percent of Original List Price Received*	93.4%	91.1%	- 2.5%	93.8%	92.5%	- 1.3%
Percent of List Price Received*	96.8%	95.2%	- 1.6%	96.6%	95.9%	- 0.7%
Days on Market Until Sale	133	136	+ 2.0%	110	128	+ 16.3%
Inventory of Homes for Sale	1,122	948	- 15.5%	--	--	--
Months Supply of Inventory	11.7	10.7	- 8.9%	--	--	--

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

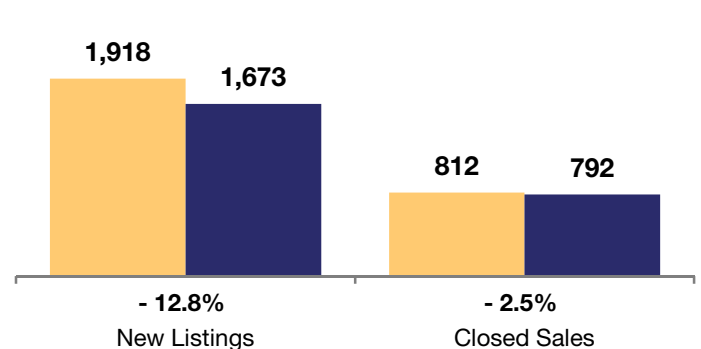
August

2010 2011

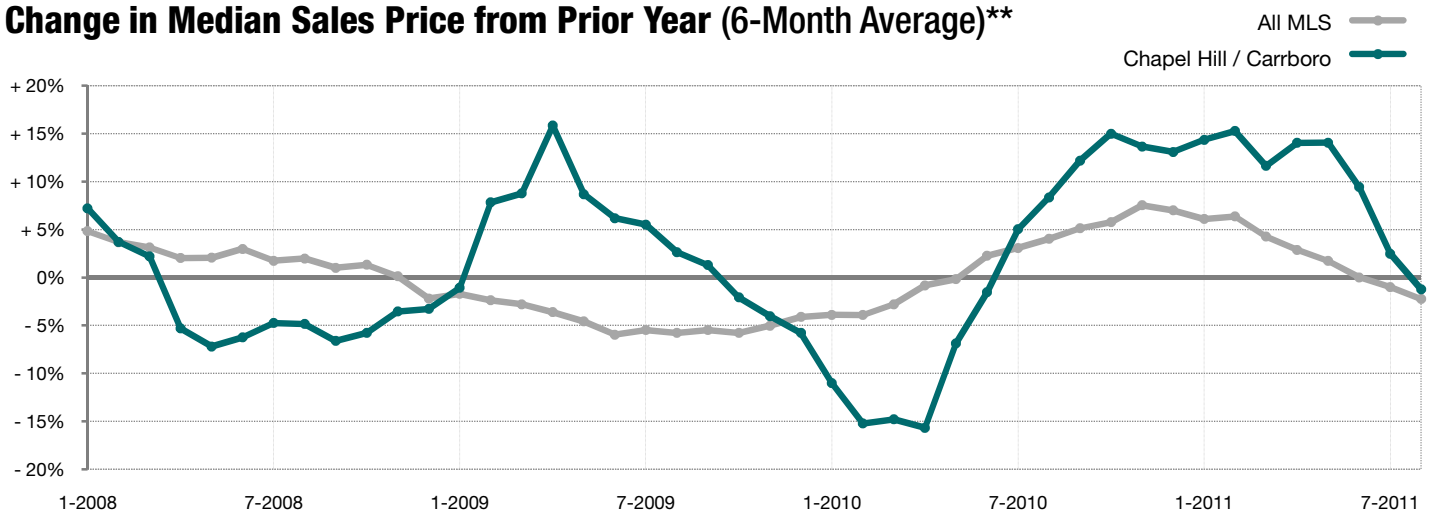


Year to Date

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.