

Local Market Update – July 2011

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Entire Triangle Region

- 23.0%

Change in
New Listings

+ 7.5%

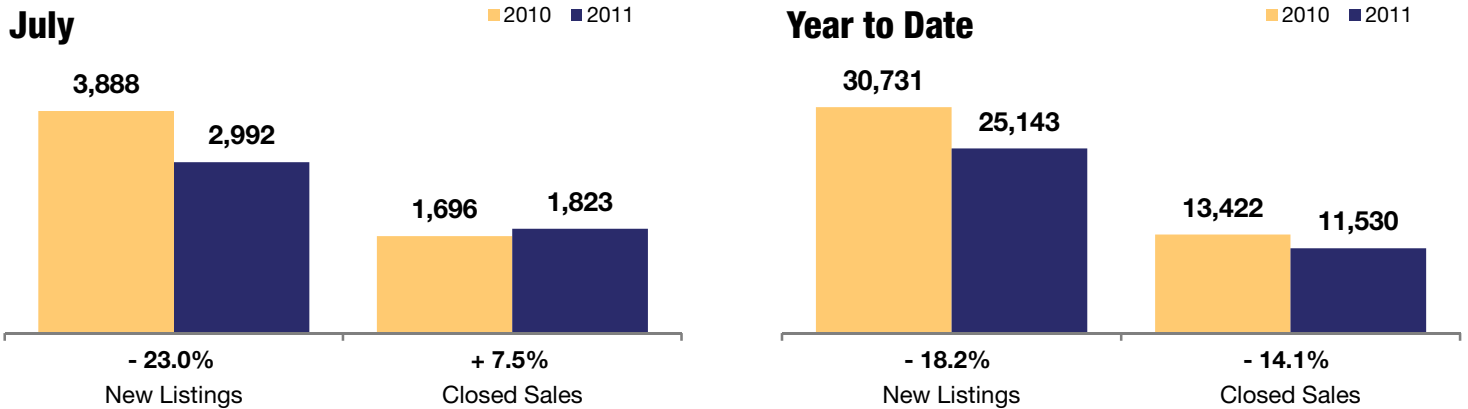
Change in
Closed Sales

- 5.0%

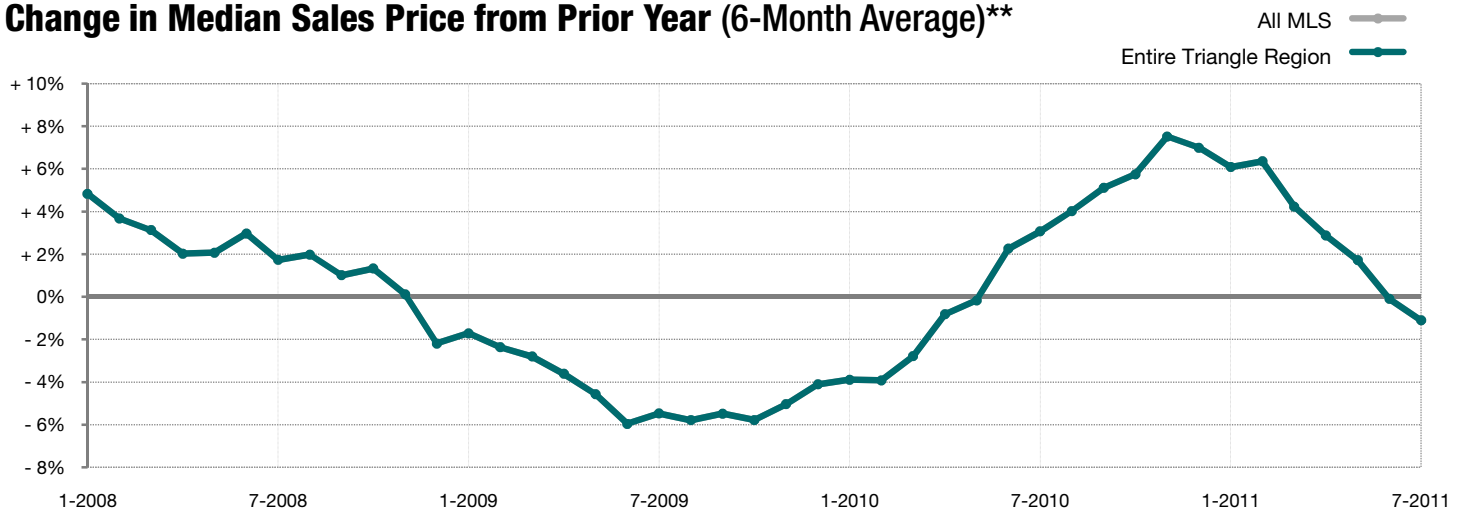
Change in
Median Sales Price

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	3,888	2,992	- 23.0%	30,731	25,143	- 18.2%
Closed Sales	1,696	1,823	+ 7.5%	13,422	11,530	- 14.1%
Median Sales Price*	\$199,900	\$189,900	- 5.0%	\$188,000	\$186,000	- 1.1%
Average Sales Price*	\$241,572	\$230,640	- 4.5%	\$226,617	\$224,113	- 1.1%
Total Dollar Volume (in millions)*	\$409.7	\$420.1	+ 2.6%	\$3,039.8	\$2,580.9	- 15.1%
Percent of Original List Price Received*	91.8%	91.9%	+ 0.1%	92.6%	92.1%	- 0.6%
Percent of List Price Received*	96.1%	96.1%	- 0.1%	96.5%	96.2%	- 0.3%
Days on Market Until Sale	103	130	+ 25.8%	102	126	+ 23.6%
Inventory of Homes for Sale	20,233	17,035	- 15.8%	--	--	--
Months Supply of Inventory	10.5	11.0	+ 5.0%	--	--	--

* 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.