

# Local Market Update – October 2011

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Chapel Hill / Carrboro

**- 27.4%**

Change in  
New Listings

**- 17.6%**

Change in  
Closed Sales

**- 6.9%**

Change in  
Median Sales Price

	October			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	157	114	- 27.4%	2,257	1,926	- 14.7%
Closed Sales	74	61	- 17.6%	964	947	- 1.8%
Median Sales Price*	\$325,000	<b>\$302,500</b>	- 6.9%	\$322,608	<b>\$325,000</b>	+ 0.7%
Average Sales Price*	\$382,041	<b>\$314,886</b>	- 17.6%	\$374,861	<b>\$380,933</b>	+ 1.6%
Total Dollar Volume (in millions)*	\$28.3	<b>\$19.2</b>	- 32.1%	\$361.4	<b>\$360.7</b>	- 0.2%
Percent of Original List Price Received*	93.1%	<b>88.9%</b>	- 4.5%	93.6%	<b>92.0%</b>	- 1.7%
Percent of List Price Received*	96.3%	<b>94.2%</b>	- 2.2%	96.5%	<b>95.7%</b>	- 0.9%
Days on Market Until Sale	104	<b>142</b>	+ 36.6%	111	<b>132</b>	+ 18.8%
Inventory of Homes for Sale	1,042	<b>842</b>	- 19.2%	--	--	--
Months Supply of Inventory	10.8	<b>9.5</b>	- 12.4%	--	--	--

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

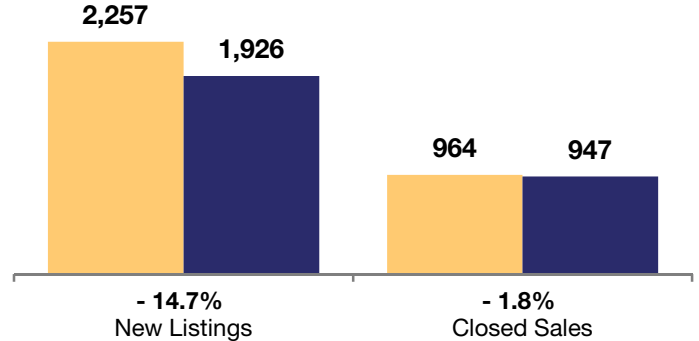
### October

2010 2011



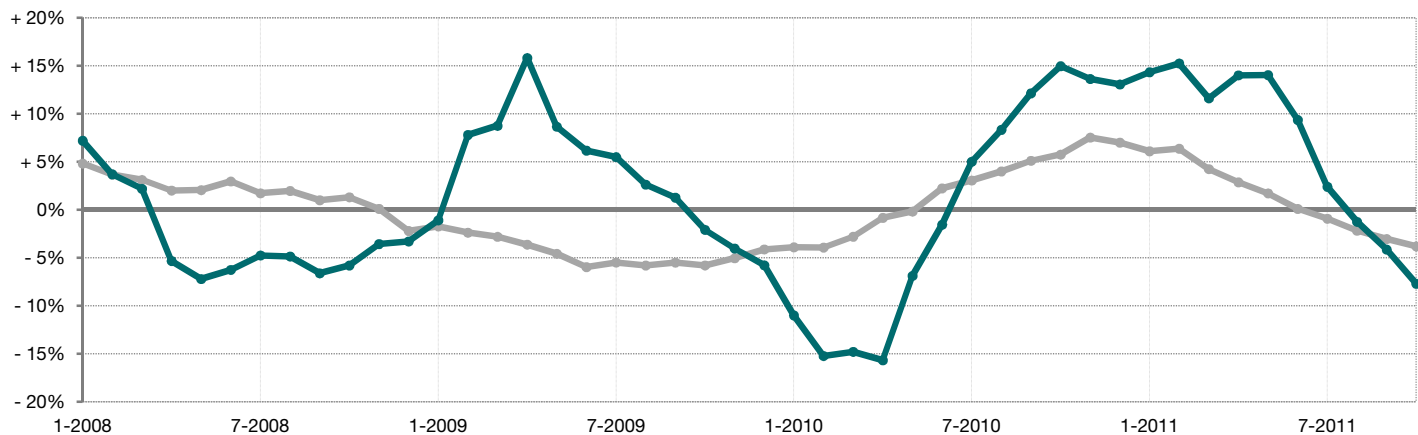
### Year to Date

2010 2011



### Change in Median Sales Price from Prior Year (6-Month Average)\*\*

All MLS —  
Chapel Hill / Carrboro —



\*\* 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. | Current as of November 15, 2011. All data from Triangle Multiple Listing Service, Inc.. | Powered by 10K Research and Marketing.