

Local Market Update – October 2011

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Durham County

- 24.0%

Change in
New Listings

- 4.9%

Change in
Closed Sales

- 15.5%

Change in
Median Sales Price

October

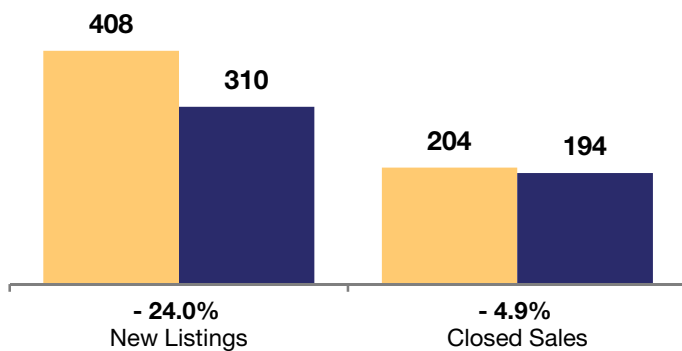
Year to Date

	2010	2011	+ / -	2010	2011	+ / -
New Listings	408	310	- 24.0%	5,599	4,533	- 19.0%
Closed Sales	204	194	- 4.9%	2,589	2,329	- 10.0%
Median Sales Price*	\$189,265	\$160,000	- 15.5%	\$170,098	\$167,400	- 1.6%
Average Sales Price*	\$210,947	\$176,439	- 16.4%	\$191,160	\$188,275	- 1.5%
Total Dollar Volume (in millions)*	\$42.8	\$34.1	- 20.5%	\$494.4	\$437.4	- 11.5%
Percent of Original List Price Received*	91.6%	90.9%	- 0.8%	92.7%	91.2%	- 1.6%
Percent of List Price Received*	95.8%	95.2%	- 0.7%	96.3%	95.7%	- 0.6%
Days on Market Until Sale	95	113	+ 18.9%	87	120	+ 37.4%
Inventory of Homes for Sale	2,419	1,832	- 24.3%	--	--	--
Months Supply of Inventory	9.6	8.2	- 14.0%	--	--	--

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

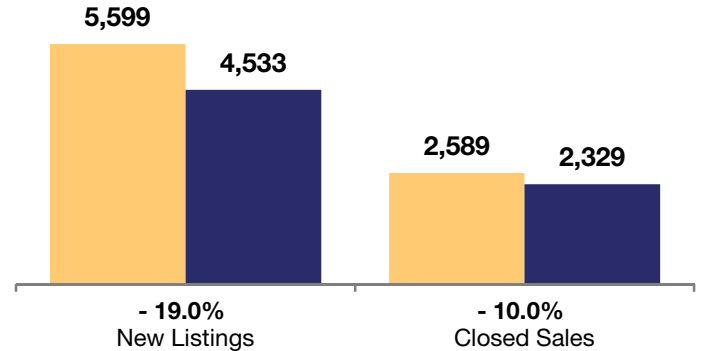
October

2010 2011

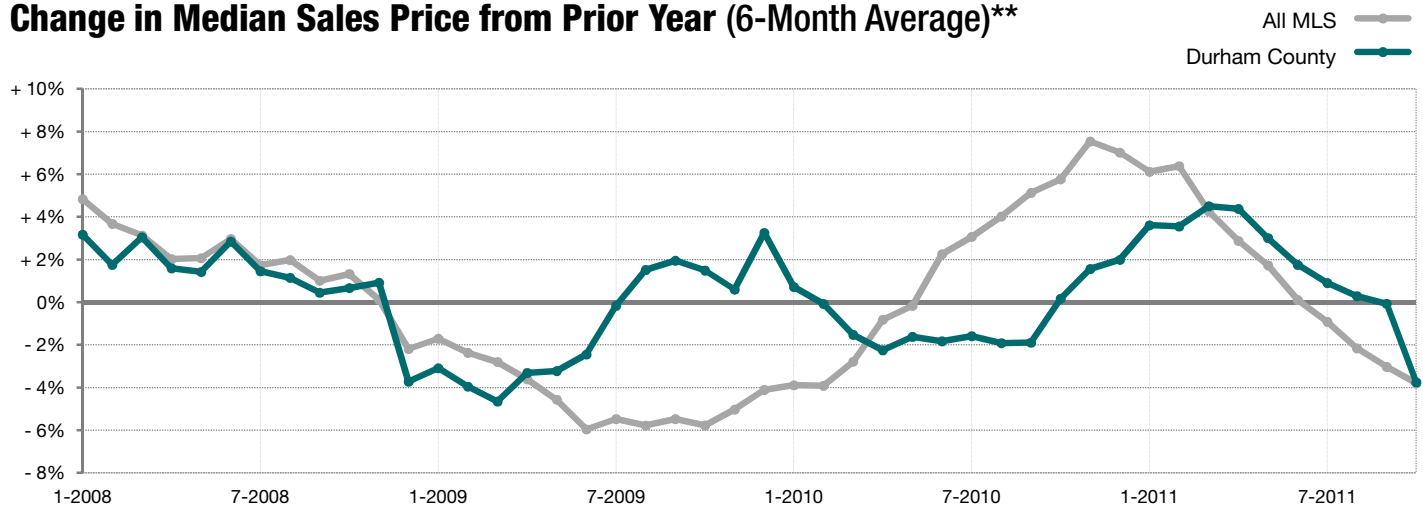


Year to Date

2010 2011



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



** 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.