

Local Market Update – February 2013

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



+ 5.1%

Change in
New Listings

- 4.4%

Change in
Closed Sales

+ 6.3%

Change in
Median Sales Price

Inside the Beltline

	February			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	137	144	+ 5.1%	263	293	+ 11.4%
Closed Sales	68	65	- 4.4%	116	138	+ 19.0%
Median Sales Price*	\$183,500	\$195,000	+ 6.3%	\$183,500	\$227,750	+ 24.1%
Average Sales Price*	\$212,347	\$260,974	+ 22.9%	\$234,221	\$283,233	+ 20.9%
Total Dollar Volume (in millions)*	\$14.4	\$17.0	+ 17.5%	\$27.2	\$39.1	+ 43.9%
Percent of Original List Price Received*	90.8%	92.7%	+ 2.2%	91.4%	92.7%	+ 1.4%
Percent of List Price Received*	94.7%	95.7%	+ 1.1%	95.1%	95.4%	+ 0.3%
Days on Market Until Sale	118	92	- 21.8%	125	105	- 16.1%
Inventory of Homes for Sale	663	500	- 24.6%	--	--	--
Months Supply of Inventory	8.2	5.2	- 36.7%	--	--	--

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

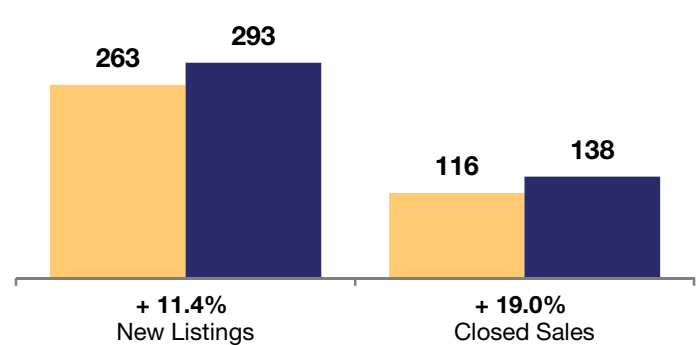
February

2012 2013

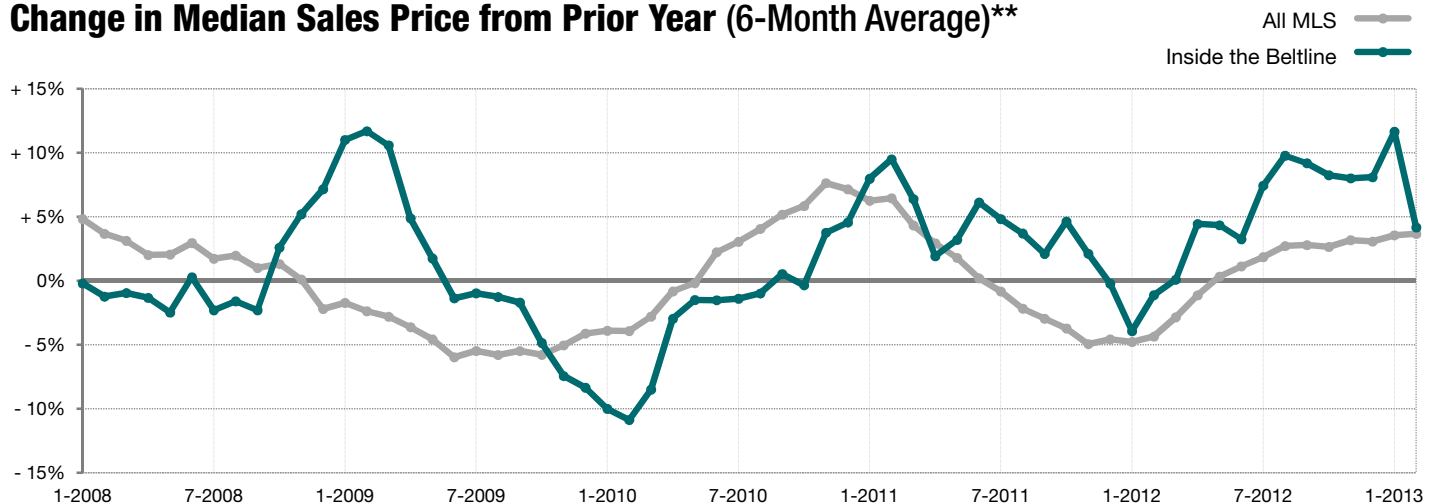


Year to Date

2012 2013



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 March 10, 2013. All data from Triangle Multiple Listing Service, Inc.. | Powered by 10K Research and Marketing.