

Local Market Update – April 2014

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



+ 18.5%

- 10.7%

- 4.6%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

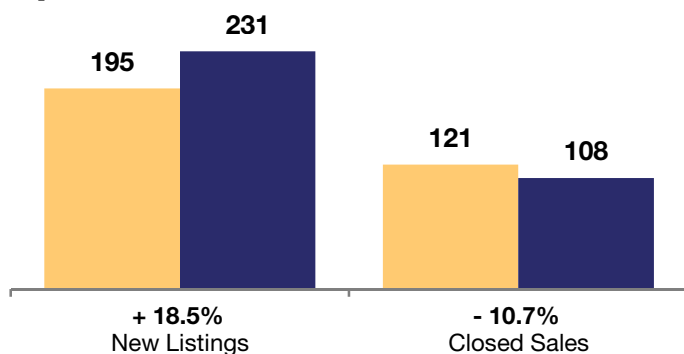
Inside the Beltline

	April			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
New Listings	195	231	+ 18.5%	653	675	+ 3.4%
Closed Sales	121	108	- 10.7%	340	392	+ 15.3%
Median Sales Price*	\$233,000	\$222,300	- 4.6%	\$230,000	\$225,000	- 2.2%
Average Sales Price*	\$280,538	\$286,281	+ 2.0%	\$282,570	\$303,121	+ 7.3%
Total Dollar Volume (in millions)*	\$33.9	\$30.5	- 10.2%	\$96.1	\$118.1	+ 22.9%
Percent of Original List Price Received*	92.5%	96.5%	+ 4.3%	92.9%	94.8%	+ 2.0%
Percent of List Price Received*	95.5%	98.0%	+ 2.6%	95.7%	96.3%	+ 0.6%
Days on Market Until Sale	105	93	- 11.4%	106	99	- 6.6%
Inventory of Homes for Sale	611	586	- 4.1%	--	--	--
Months Supply of Inventory	6.2	5.4	- 13.6%	--	--	--

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

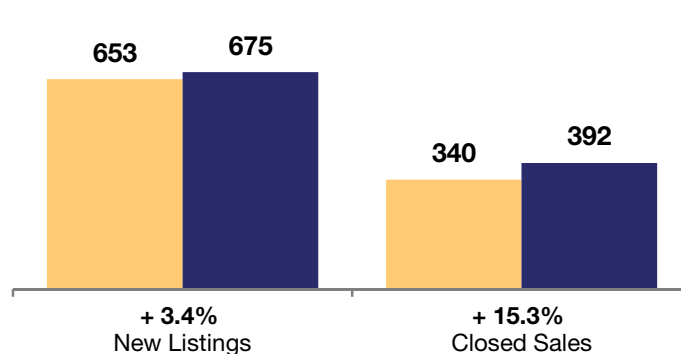
April

2013 2014



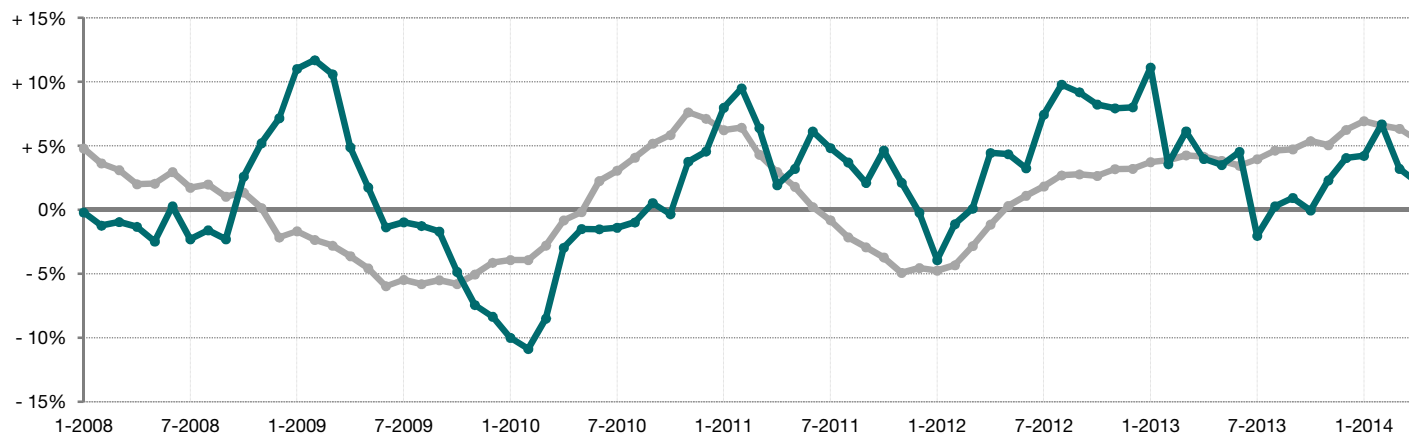
Year to Date

2013 2014



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

All MLS Inside the Beltline



** 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 May 10, 2014. All data from Triangle Multiple Listing Service, Inc.. | Powered by 10K Research and Marketing.