

Local Market Update – May 2011

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Wake County

- 2.8%

Change in
New Listings

- 29.4%

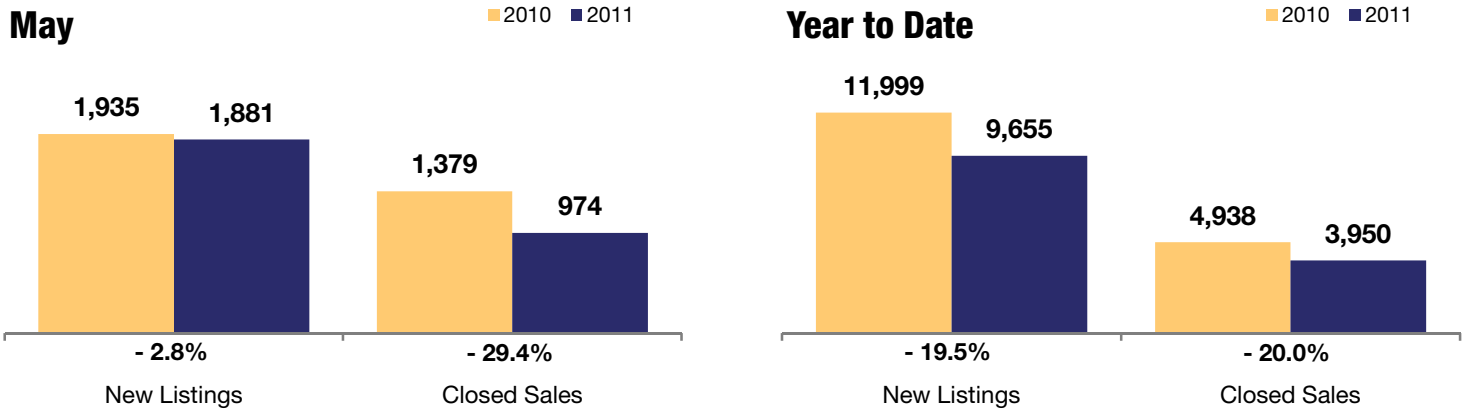
Change in
Closed Sales

+ 2.2%

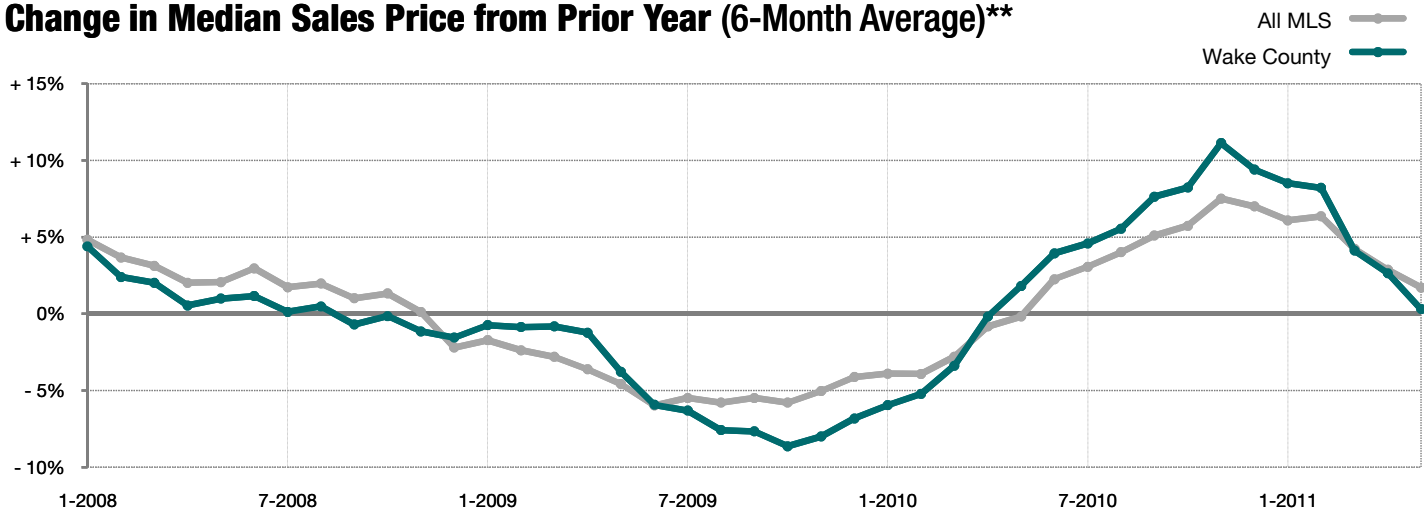
Change in
Median Sales Price

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	1,935	1,881	- 2.8%	11,999	9,655	- 19.5%
Closed Sales	1,379	974	- 29.4%	4,938	3,950	- 20.0%
Median Sales Price*	\$204,000	\$208,500	+ 2.2%	\$203,000	\$203,948	+ 0.5%
Average Sales Price*	\$245,407	\$243,950	- 0.6%	\$246,238	\$241,441	- 1.9%
Total Dollar Volume (in millions)*	\$338.4	\$238.1	- 29.6%	\$1,216.1	\$953.9	- 21.6%
Percent of Original List Price Received*	93.6%	93.6%	+ 0.0%	93.3%	92.7%	- 0.6%
Percent of List Price Received*	97.3%	97.2%	- 0.1%	97.1%	96.8%	- 0.3%
Days on Market Until Sale	98	120	+ 21.9%	101	123	+ 21.1%
Inventory of Homes for Sale	9,765	8,508	- 12.9%	--	--	--
Months Supply of Inventory	8.8	10.8	+ 23.2%	--	--	--

* 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.