

Local Market Update – May 2012

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Wake County

+ 0.3%

Change in
New Listings

+ 28.6%

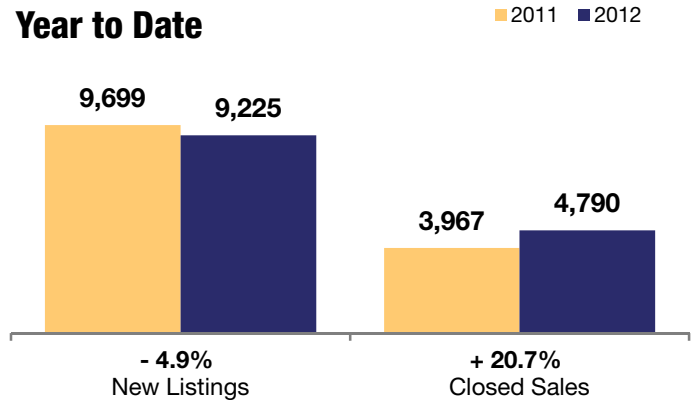
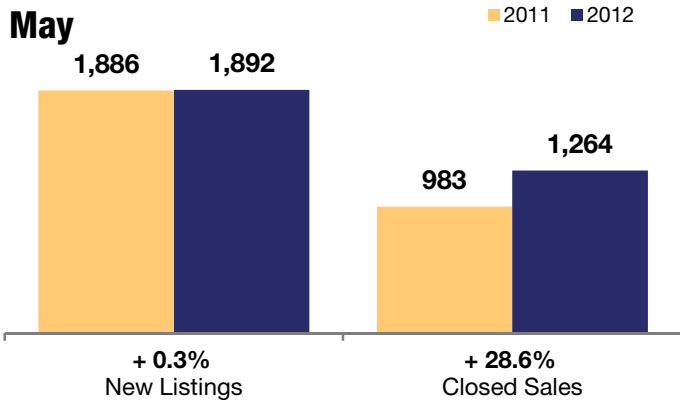
Change in
Closed Sales

+ 5.3%

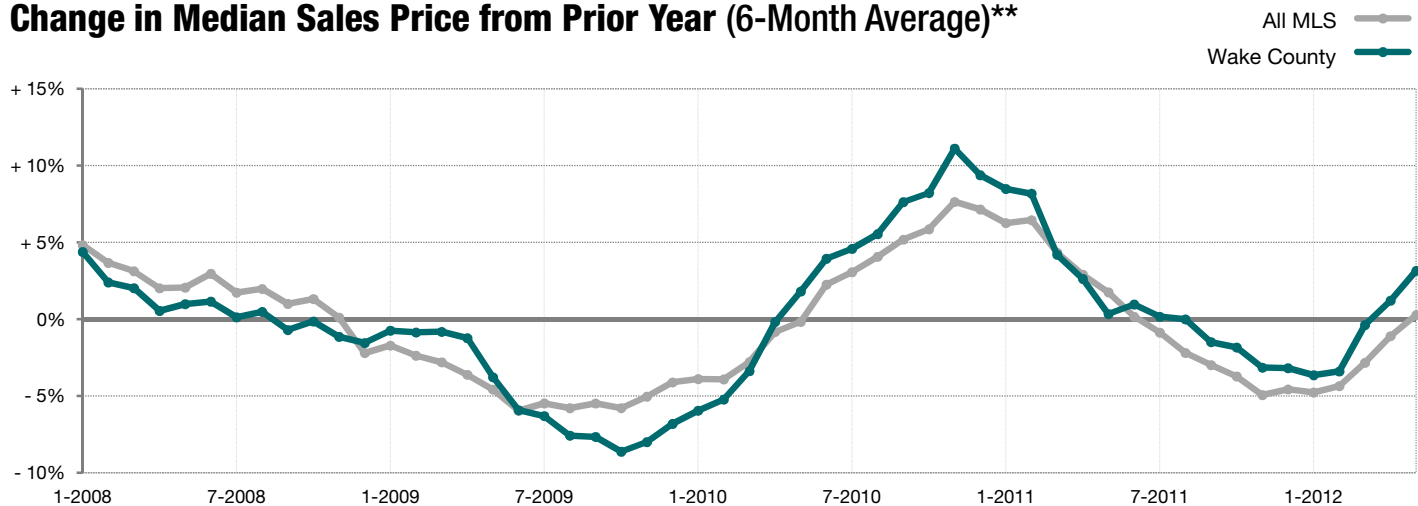
Change in
Median Sales Price

	May			Year to Date		
	2011	2012	+ / -	2011	2012	+ / -
New Listings	1,886	1,892	+ 0.3%	9,699	9,225	- 4.9%
Closed Sales	983	1,264	+ 28.6%	3,967	4,790	+ 20.7%
Median Sales Price*	\$209,000	\$220,000	+ 5.3%	\$204,590	\$210,000	+ 2.6%
Average Sales Price*	\$244,314	\$255,314	+ 4.5%	\$241,519	\$244,932	+ 1.4%
Total Dollar Volume (in millions)*	\$240.6	\$322.7	+ 34.1%	\$958.6	\$1,172.8	+ 22.3%
Percent of Original List Price Received*	93.6%	95.4%	+ 1.9%	92.7%	94.2%	+ 1.6%
Percent of List Price Received*	97.2%	97.5%	+ 0.4%	96.8%	97.1%	+ 0.3%
Days on Market Until Sale	119	108	- 9.5%	122	120	- 2.3%
Inventory of Homes for Sale	9,281	6,128	- 34.0%	--	--	--
Months Supply of Inventory	11.0	6.4	- 41.7%	--	--	--

* 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. | Current as of June 10, 2012. All data from Triangle Multiple Listing Service, Inc.. | Powered by 10K Research and Marketing.