

Local Market Update – July 2011

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Wake County

- 23.0%

Change in
New Listings

+ 11.1%

Change in
Closed Sales

- 4.1%

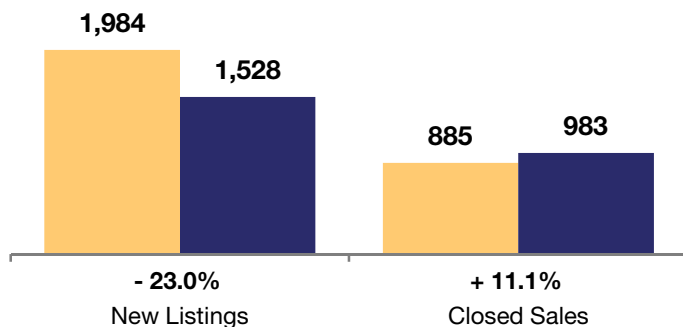
Change in
Median Sales Price

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	1,984	1,528	- 23.0%	15,973	12,979	- 18.7%
Closed Sales	885	983	+ 11.1%	7,232	6,115	- 15.4%
Median Sales Price*	\$221,088	\$212,000	- 4.1%	\$209,661	\$208,970	- 0.3%
Average Sales Price*	\$265,396	\$248,365	- 6.4%	\$251,948	\$246,156	- 2.3%
Total Dollar Volume (in millions)*	\$235.4	\$244.0	+ 3.6%	\$1,822.8	\$1,505.1	- 17.4%
Percent of Original List Price Received*	92.3%	92.3%	+ 0.0%	93.2%	92.8%	- 0.4%
Percent of List Price Received*	96.6%	96.4%	- 0.2%	97.1%	96.7%	- 0.3%
Days on Market Until Sale	95	128	+ 34.9%	100	122	+ 22.1%
Inventory of Homes for Sale	9,799	8,092	- 17.4%	--	--	--
Months Supply of Inventory	9.3	10.0	+ 7.3%	--	--	--

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

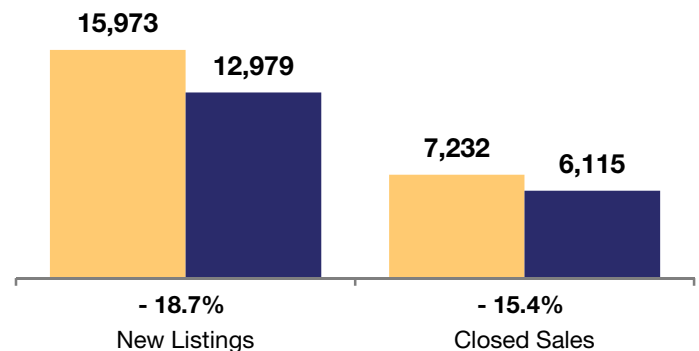
July

2010 2011

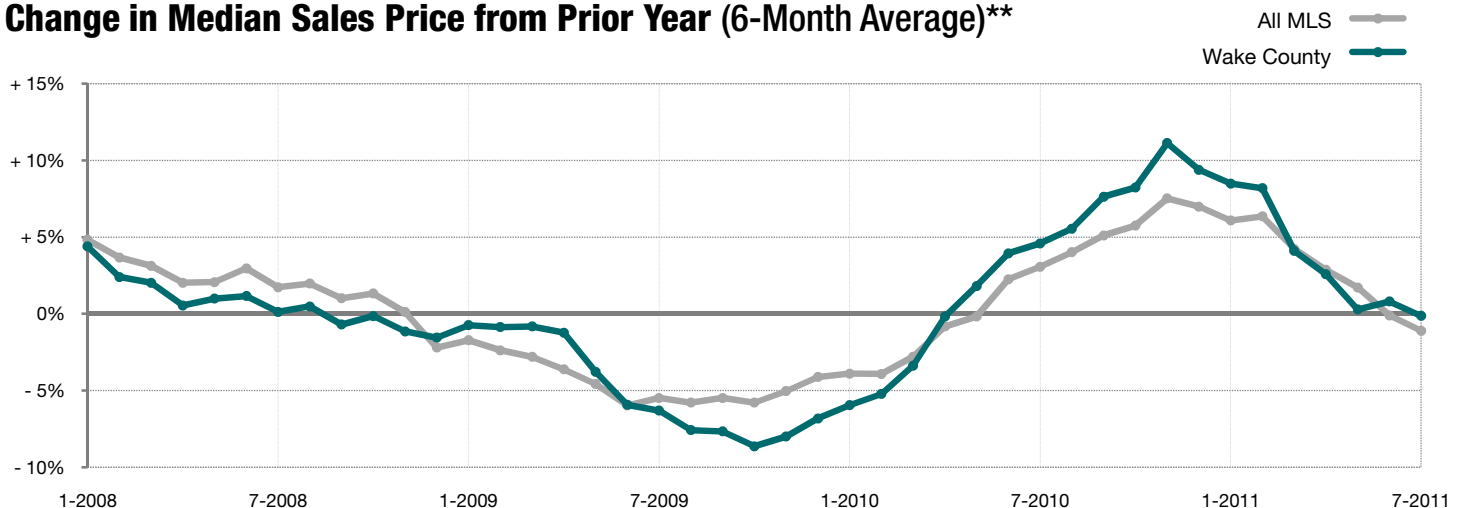


Year to Date

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