

Local Market Update – May 2012

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



- 5.9%

Change in
New Listings

+ 66.3%

Change in
Closed Sales

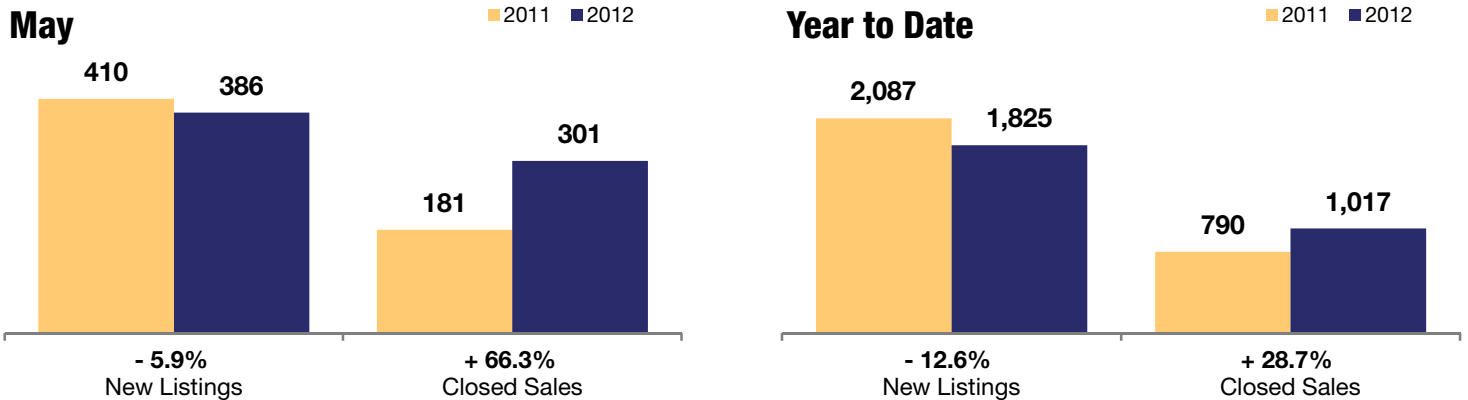
+ 10.7%

Change in
Median Sales Price

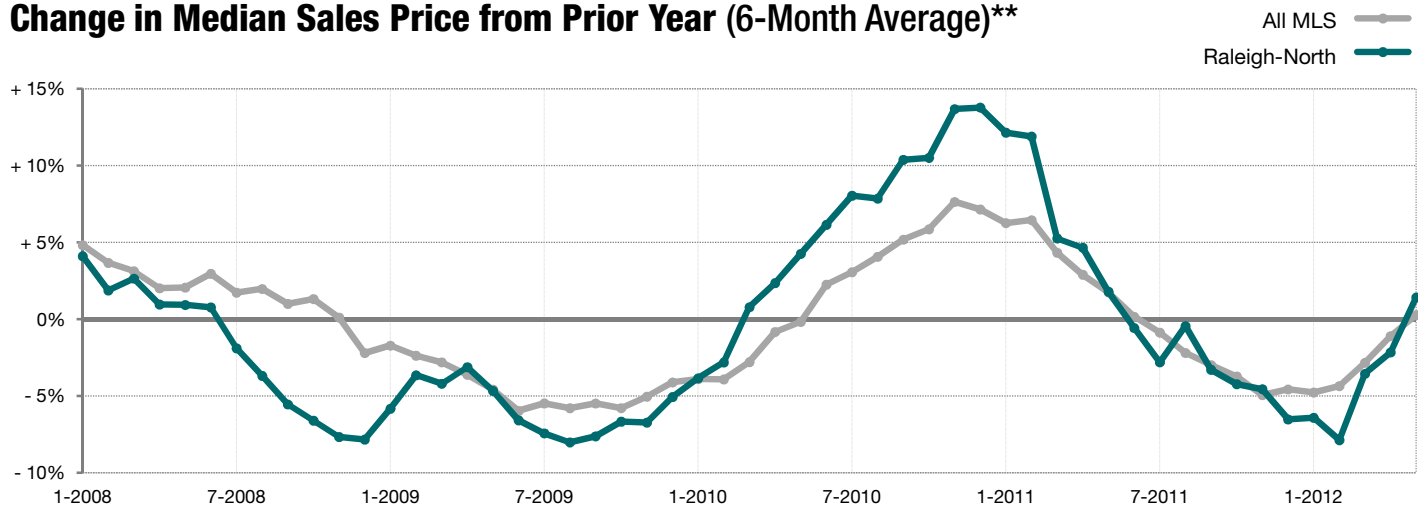
Raleigh-North

	May			Year to Date		
	2011	2012	+ / -	2011	2012	+ / -
New Listings	410	386	- 5.9%	2,087	1,825	- 12.6%
Closed Sales	181	301	+ 66.3%	790	1,017	+ 28.7%
Median Sales Price*	\$219,000	\$242,500	+ 10.7%	\$225,000	\$234,000	+ 4.0%
Average Sales Price*	\$263,092	\$281,353	+ 6.9%	\$270,701	\$279,743	+ 3.3%
Total Dollar Volume (in millions)*	\$47.6	\$84.7	+ 77.8%	\$213.9	\$284.5	+ 33.0%
Percent of Original List Price Received*	93.3%	94.4%	+ 1.2%	92.9%	93.8%	+ 1.0%
Percent of List Price Received*	96.4%	96.9%	+ 0.4%	96.8%	96.7%	- 0.1%
Days on Market Until Sale	118	119	+ 1.4%	120	123	+ 2.3%
Inventory of Homes for Sale	1,972	1,201	- 39.1%	--	--	--
Months Supply of Inventory	11.7	6.2	- 47.4%	--	--	--

* 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.