

Local Market Update – July 2013

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Raleigh-North

+ 25.4%

Change in
New Listings

+ 61.5%

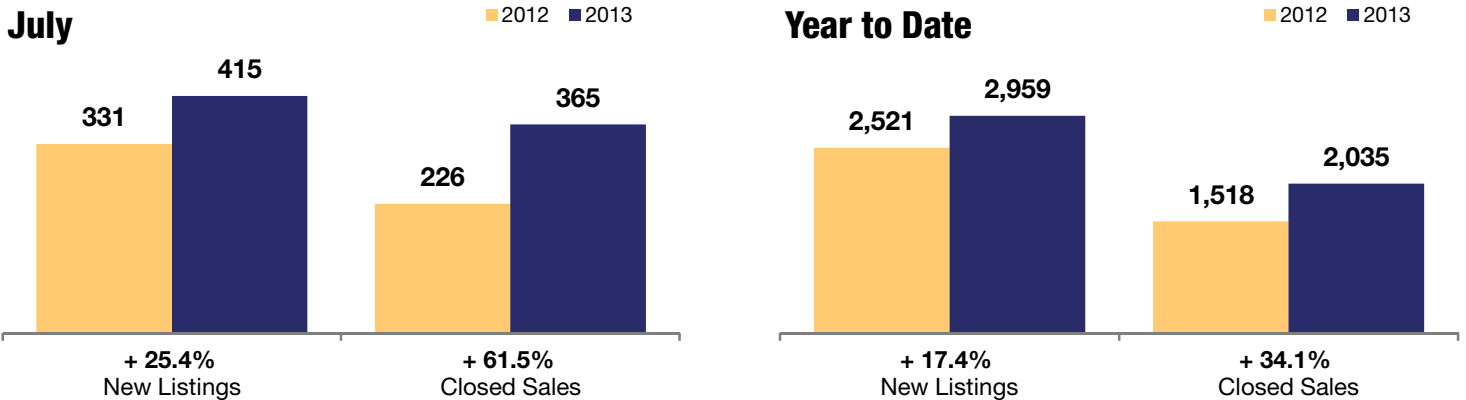
Change in
Closed Sales

+ 6.0%

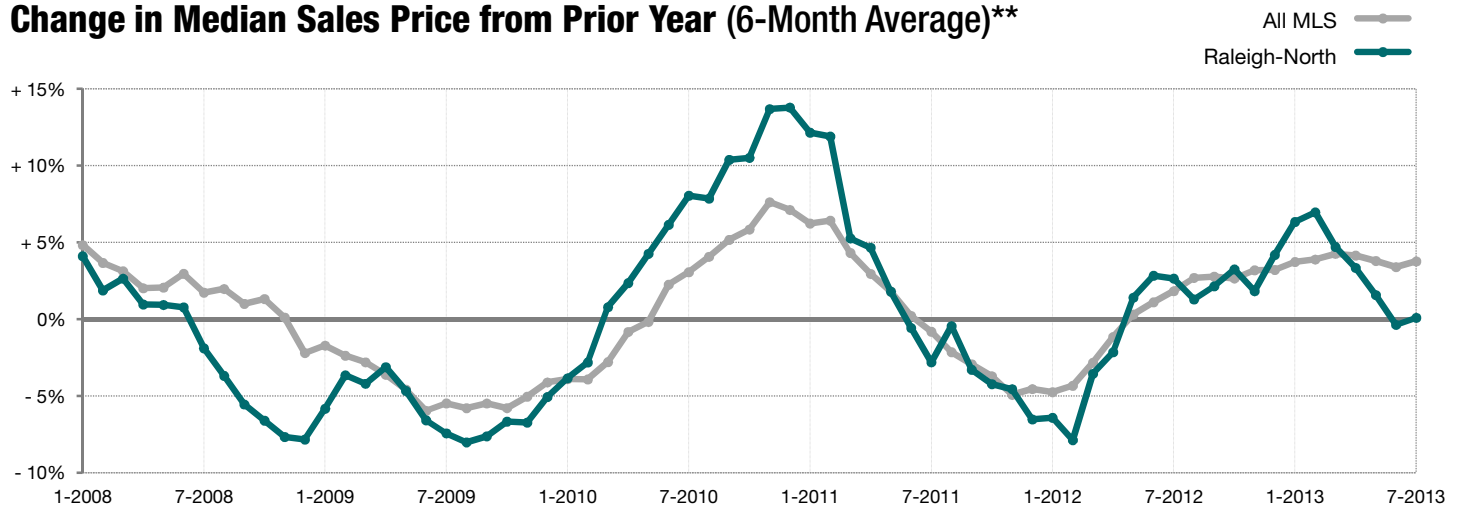
Change in
Median Sales Price

	July			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	331	415	+ 25.4%	2,521	2,959	+ 17.4%
Closed Sales	226	365	+ 61.5%	1,518	2,035	+ 34.1%
Median Sales Price*	\$224,450	\$238,000	+ 6.0%	\$231,250	\$232,500	+ 0.5%
Average Sales Price*	\$256,534	\$295,267	+ 15.1%	\$277,052	\$280,340	+ 1.2%
Total Dollar Volume (in millions)*	\$58.0	\$107.8	+ 85.9%	\$420.6	\$570.5	+ 35.6%
Percent of Original List Price Received*	95.0%	96.7%	+ 1.8%	94.1%	96.0%	+ 1.9%
Percent of List Price Received*	97.1%	98.2%	+ 1.1%	96.7%	97.6%	+ 0.9%
Days on Market Until Sale	110	86	- 22.2%	119	94	- 21.1%
Inventory of Homes for Sale	1,381	1,264	- 8.5%	--	--	--
Months Supply of Inventory	6.9	4.8	- 30.8%	--	--	--

* 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 August 10, 2013. All data from Triangle Multiple Listing Service, Inc. | Powered by 10K Research and Marketing.