

Local Market Update – February 2013

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Raleigh

+ 12.2%

Change in
New Listings

+ 18.4%

Change in
Closed Sales

- 5.5%

Change in
Median Sales Price

| | February | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2012 | 2013 | + / - | 2012 | 2013 | + / - |
| New Listings | 787 | 883 | + 12.2% | 1,518 | 1,698 | + 11.9% |
| Closed Sales | 391 | 463 | + 18.4% | 700 | 860 | + 22.9% |
| Median Sales Price* | \$190,500 | \$180,000 | - 5.5% | \$180,000 | \$184,458 | + 2.5% |
| Average Sales Price* | \$233,521 | \$221,072 | - 5.3% | \$231,719 | \$227,916 | - 1.6% |
| Total Dollar Volume (in millions)* | \$91.3 | \$102.4 | + 12.1% | \$162.0 | \$196.0 | + 21.0% |
| Percent of Original List Price Received* | 92.4% | 94.0% | + 1.7% | 92.3% | 93.9% | + 1.7% |
| Percent of List Price Received* | 96.2% | 96.8% | + 0.6% | 96.2% | 96.7% | + 0.5% |
| Days on Market Until Sale | 123 | 111 | - 9.8% | 124 | 112 | - 9.6% |
| Inventory of Homes for Sale | 3,353 | 2,743 | - 18.2% | -- | -- | -- |
| Months Supply of Inventory | 7.8 | 5.2 | - 33.7% | -- | -- | -- |

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

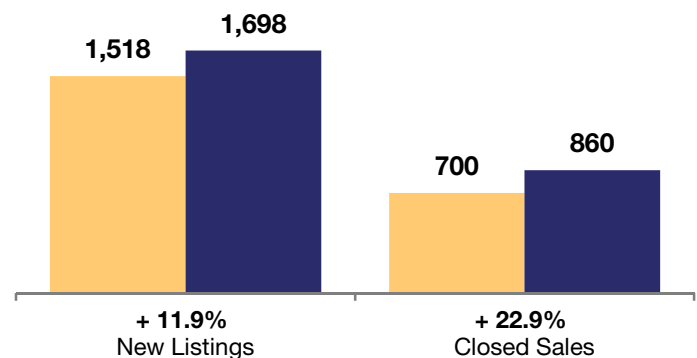
February

2012 2013



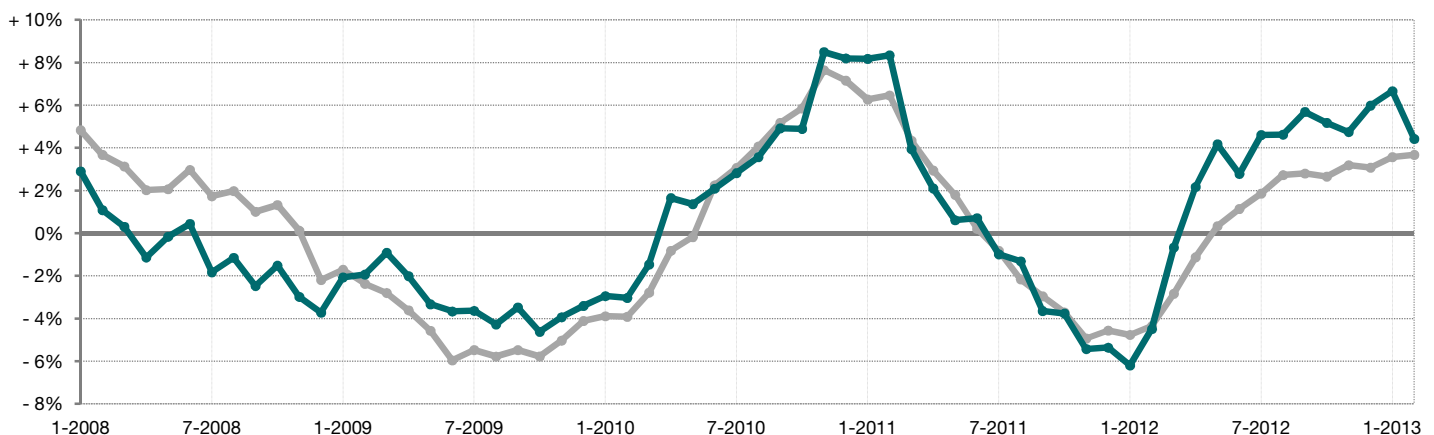
Year to Date

2012 2013



Change in Median Sales Price from Prior Year (6-Month Average)**

All MLS
Raleigh



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