

Local Market Update – July 2012

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Wake County

+ 9.8%

Change in
New Listings

+ 22.6%

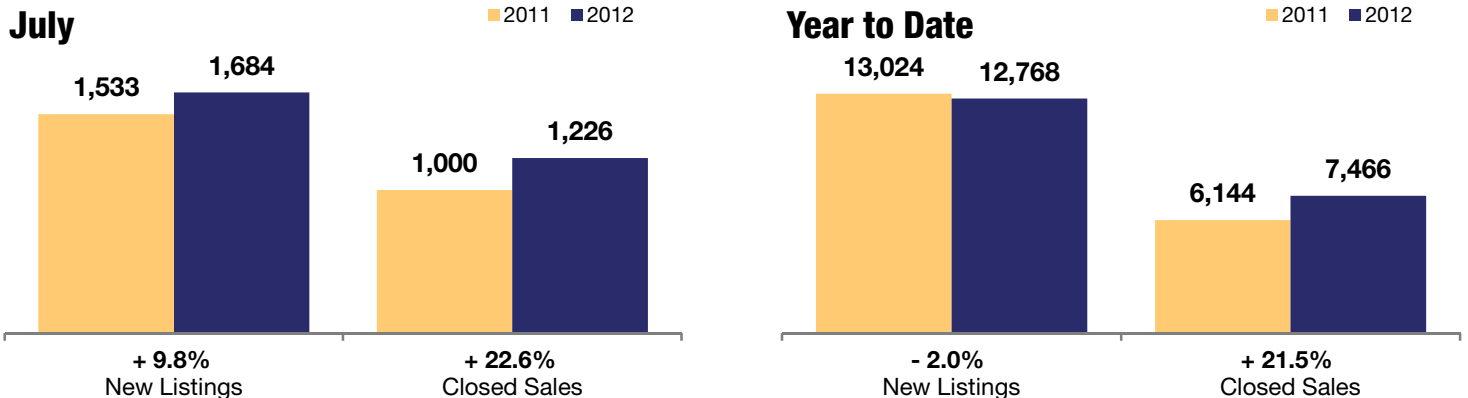
Change in
Closed Sales

+ 2.3%

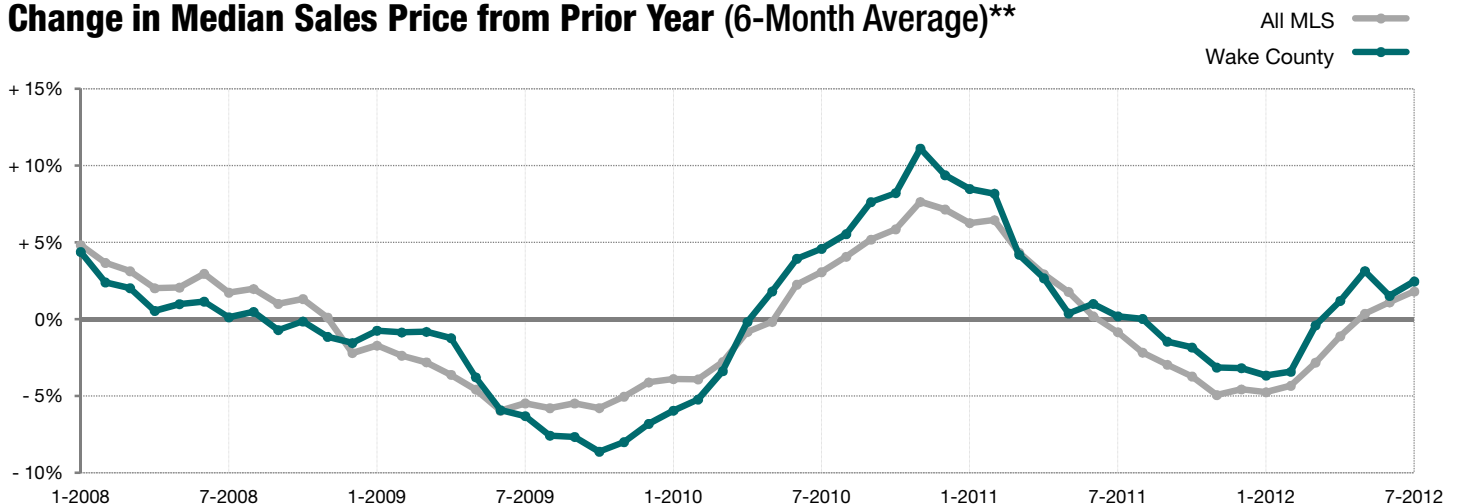
Change in
Median Sales Price

	July			Year to Date		
	2011	2012	+ / -	2011	2012	+ / -
New Listings	1,533	1,684	+ 9.8%	13,024	12,768	- 2.0%
Closed Sales	1,000	1,226	+ 22.6%	6,144	7,466	+ 21.5%
Median Sales Price*	\$214,000	\$218,825	+ 2.3%	\$209,000	\$213,500	+ 2.2%
Average Sales Price*	\$248,453	\$253,480	+ 2.0%	\$246,367	\$249,303	+ 1.2%
Total Dollar Volume (in millions)*	\$248.3	\$310.9	+ 25.2%	\$1,513.8	\$1,861.1	+ 22.9%
Percent of Original List Price Received*	92.4%	95.4%	+ 3.3%	92.9%	94.5%	+ 1.8%
Percent of List Price Received*	96.3%	97.5%	+ 1.2%	96.7%	97.2%	+ 0.5%
Days on Market Until Sale	127	108	- 14.8%	121	116	- 4.3%
Inventory of Homes for Sale	8,746	5,872	- 32.9%	--	--	--
Months Supply of Inventory	10.5	5.9	- 43.9%	--	--	--

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