

# Local Market Update – May 2012

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Wake Forest

**+ 9.6%**

Change in  
New Listings

**+ 26.7%**

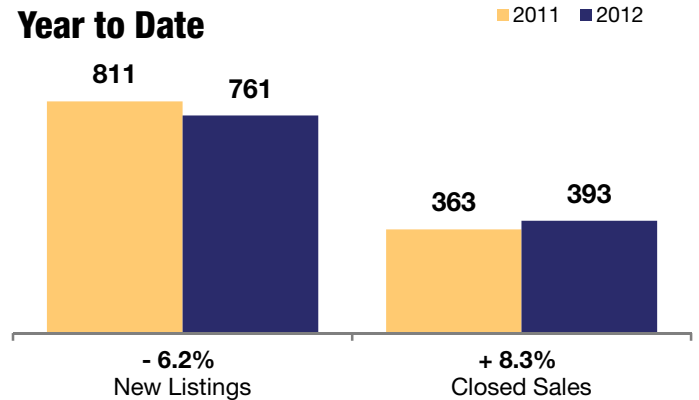
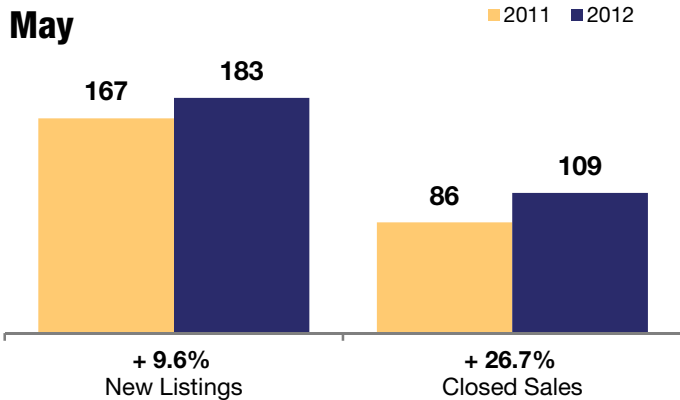
Change in  
Closed Sales

**- 2.3%**

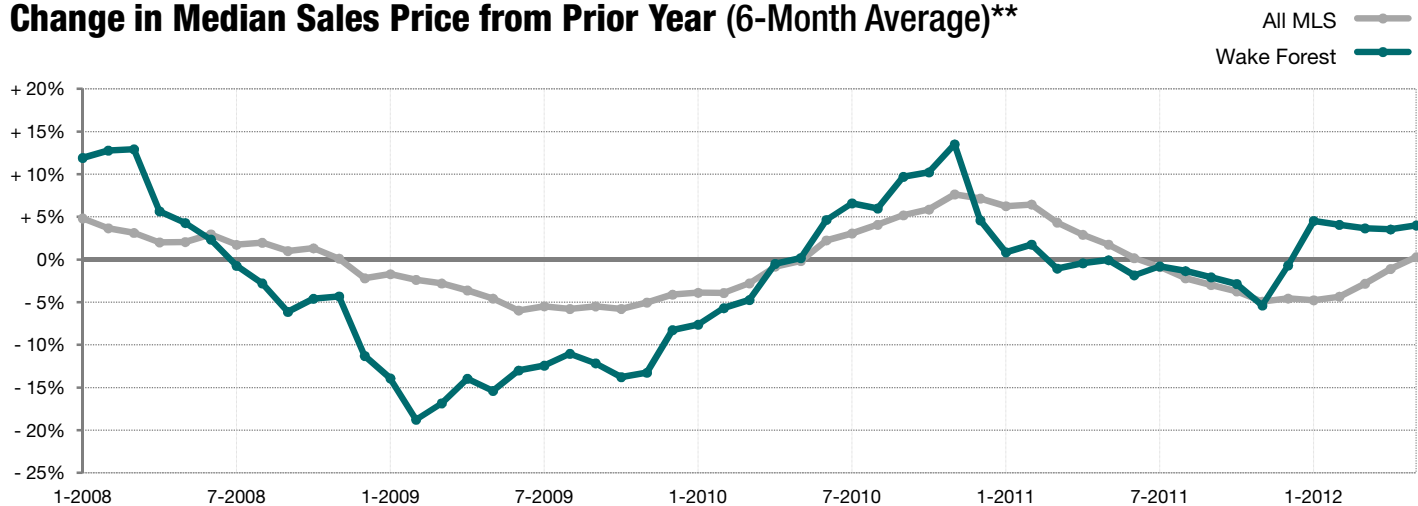
Change in  
Median Sales Price

	May			Year to Date		
	2011	2012	+ / -	2011	2012	+ / -
New Listings	167	183	+ 9.6%	811	761	- 6.2%
Closed Sales	86	109	+ 26.7%	363	393	+ 8.3%
Median Sales Price*	\$250,750	<b>\$245,000</b>	- 2.3%	\$259,000	<b>\$251,000</b>	- 3.1%
Average Sales Price*	\$276,175	<b>\$269,365</b>	- 2.5%	\$274,534	<b>\$269,661</b>	- 1.8%
Total Dollar Volume (in millions)*	\$23.8	<b>\$29.4</b>	+ 23.6%	\$99.7	<b>\$105.7</b>	+ 6.1%
Percent of Original List Price Received*	94.1%	<b>96.0%</b>	+ 2.0%	93.7%	<b>94.2%</b>	+ 0.5%
Percent of List Price Received*	97.7%	<b>98.1%</b>	+ 0.3%	97.4%	<b>97.4%</b>	+ 0.0%
Days on Market Until Sale	97	125	+ 28.3%	122	130	+ 6.8%
Inventory of Homes for Sale	835	580	- 30.5%	--	--	--
Months Supply of Inventory	11.9	7.4	- 38.0%	--	--	--

\* 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.