

Local Market Update – June 2012

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Wake Forest

+ 0.7%

Change in
New Listings

+ 16.5%

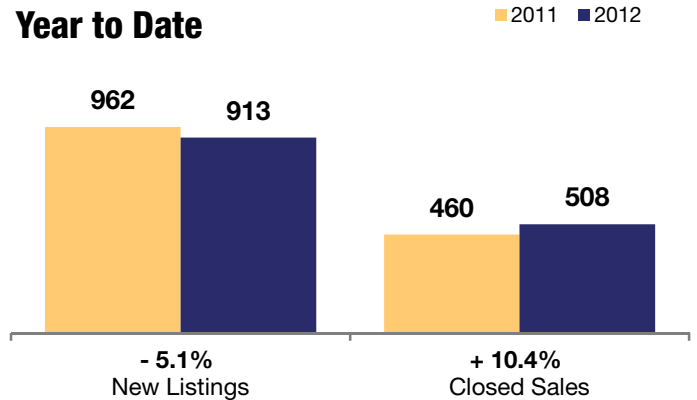
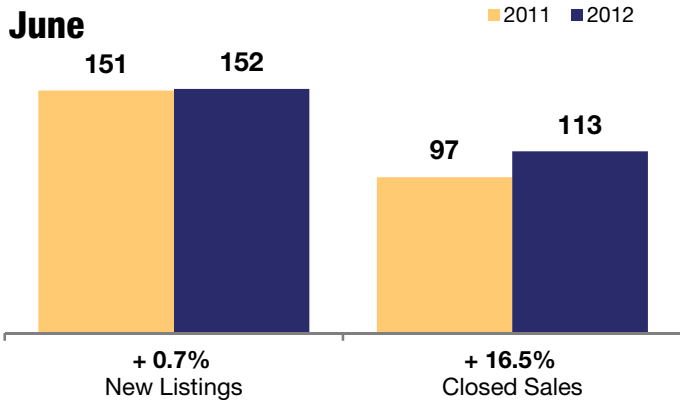
Change in
Closed Sales

+ 7.2%

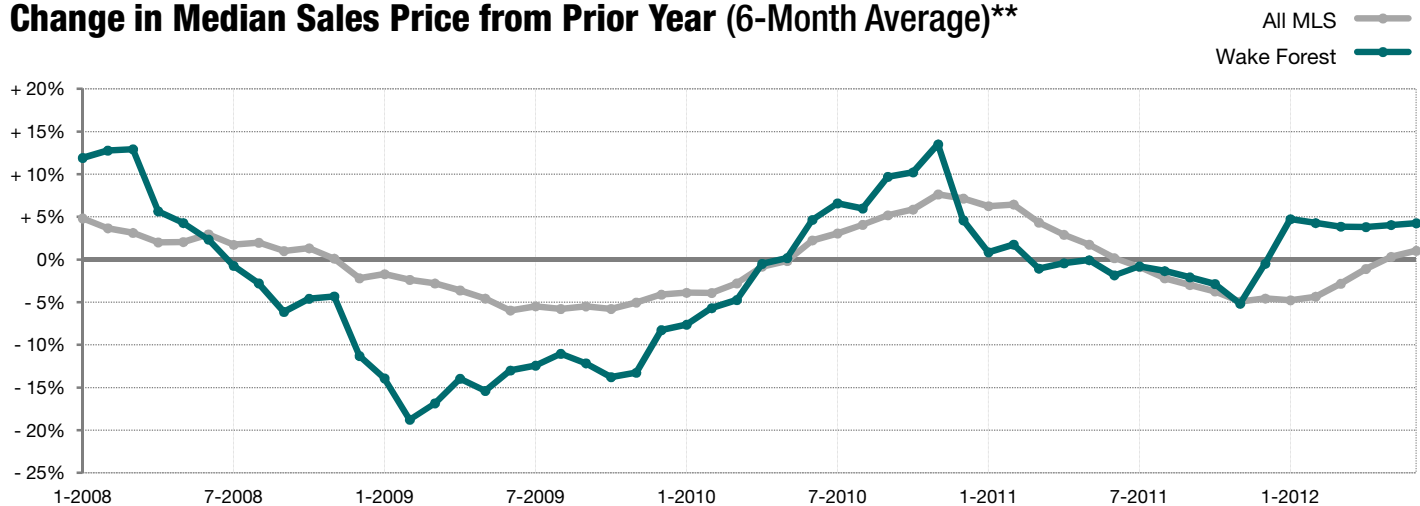
Change in
Median Sales Price

	June			Year to Date		
	2011	2012	+ / -	2011	2012	+ / -
New Listings	151	152	+ 0.7%	962	913	- 5.1%
Closed Sales	97	113	+ 16.5%	460	508	+ 10.4%
Median Sales Price*	\$256,580	\$275,000	+ 7.2%	\$257,333	\$255,800	- 0.6%
Average Sales Price*	\$284,217	\$312,291	+ 9.9%	\$276,576	\$278,953	+ 0.9%
Total Dollar Volume (in millions)*	\$27.6	\$35.3	+ 28.0%	\$127.2	\$141.4	+ 11.2%
Percent of Original List Price Received*	94.4%	94.1%	- 0.3%	93.9%	94.2%	+ 0.4%
Percent of List Price Received*	97.6%	96.6%	- 1.0%	97.5%	97.3%	- 0.2%
Days on Market Until Sale	111	124	+ 11.7%	119	128	+ 7.3%
Inventory of Homes for Sale	812	560	- 31.0%	--	--	--
Months Supply of Inventory	11.8	7.0	- 40.9%	--	--	--

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