

Local Market Update – April 2011

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Chapel Hill / Carrboro

- 17.6%

Change in
New Listings

- 0.9%

Change in
Closed Sales

+ 15.8%

Change in
Median Sales Price

	April			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	340	280	- 17.6%	1,102	1,020	- 7.4%
Closed Sales	108	107	- 0.9%	267	302	+ 13.1%
Median Sales Price*	\$278,750	\$322,789	+ 15.8%	\$282,000	\$349,000	+ 23.8%
Average Sales Price*	\$335,904	\$380,425	+ 13.3%	\$343,522	\$406,303	+ 18.3%
Total Dollar Volume (in millions)*	\$36.3	\$40.7	+ 12.2%	\$91.7	\$122.7	+ 33.8%
Percent of Original List Price Received*	93.1%	93.0%	- 0.1%	92.5%	92.7%	+ 0.2%
Percent of List Price Received*	96.1%	96.6%	+ 0.5%	95.9%	96.3%	+ 0.4%
Days on Market Until Sale	94	115	+ 22.6%	112	127	+ 13.1%
Inventory of Homes for Sale	1,273	1,189	- 6.6%	--	--	--
Months Supply of Inventory	13.4	13.1	- 2.4%	--	--	--

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

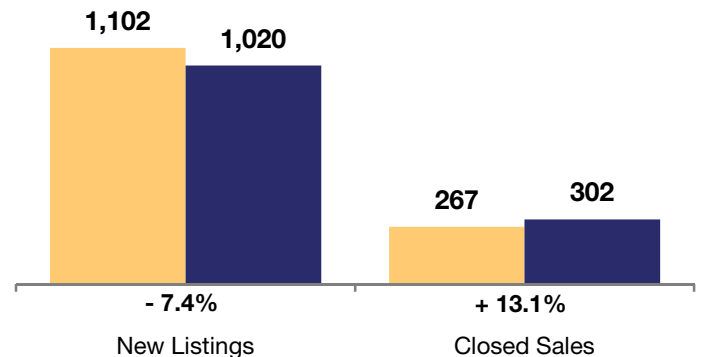
April

2010 2011

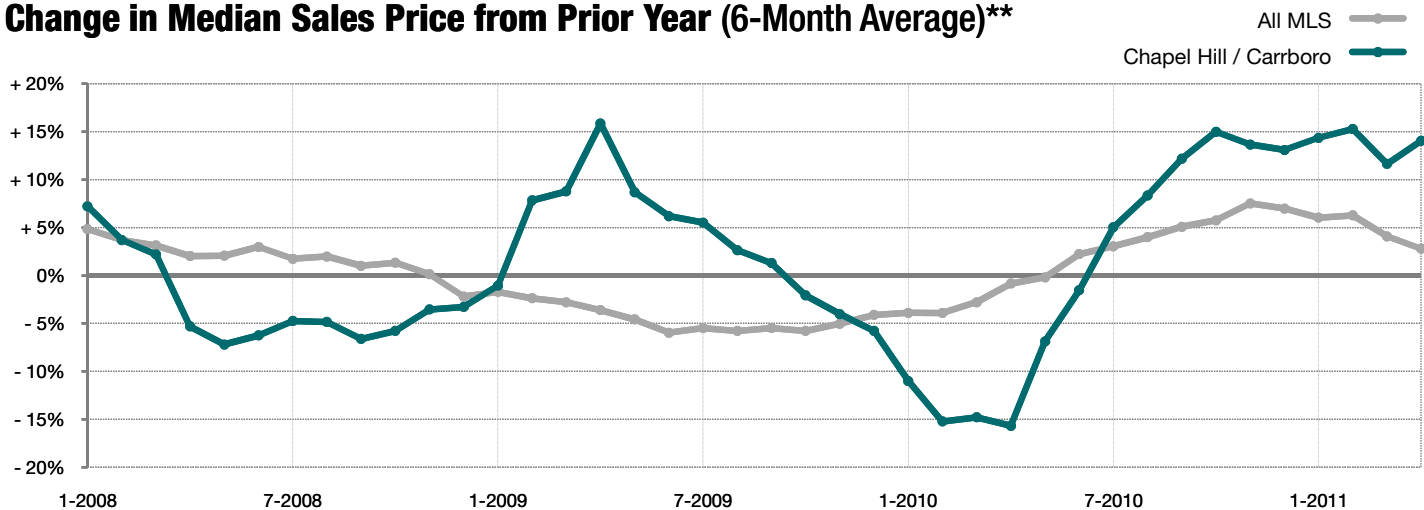


Year to Date

2010 2011



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