

# Local Market Update – April 2011

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



**- 16.5%**

Change in  
New Listings

**- 17.0%**

Change in  
Closed Sales

**- 6.1%**

Change in  
Median Sales Price

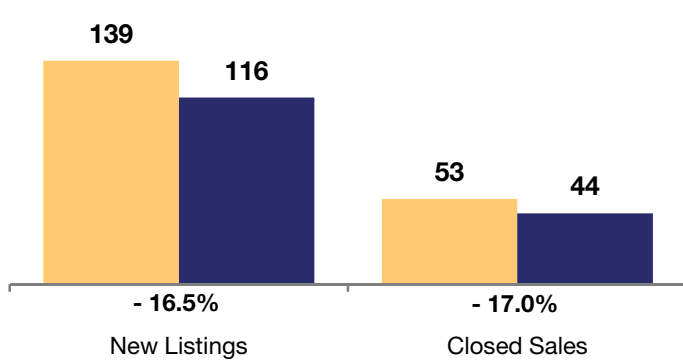
## Chatham County

	April			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	139	116	- 16.5%	551	505	- 8.3%
Closed Sales	53	44	- 17.0%	173	158	- 8.7%
Median Sales Price*	\$272,495	<b>\$256,000</b>	- 6.1%	\$260,000	<b>\$270,000</b>	+ 3.8%
Average Sales Price*	\$302,256	<b>\$302,404</b>	+ 0.0%	\$297,021	<b>\$303,397</b>	+ 2.1%
Total Dollar Volume (in millions)*	\$15.7	<b>\$13.0</b>	- 17.2%	\$50.9	<b>\$47.7</b>	- 6.4%
Percent of Original List Price Received*	91.4%	<b>90.5%</b>	- 0.9%	90.6%	<b>91.0%</b>	+ 0.5%
Percent of List Price Received*	96.3%	<b>95.7%</b>	- 0.7%	94.9%	<b>95.5%</b>	+ 0.6%
Days on Market Until Sale	102	111	+ 8.9%	136	123	- 9.6%
Inventory of Homes for Sale	745	723	- 3.0%	--	--	--
Months Supply of Inventory	14.8	16.3	+ 10.5%	--	--	--

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

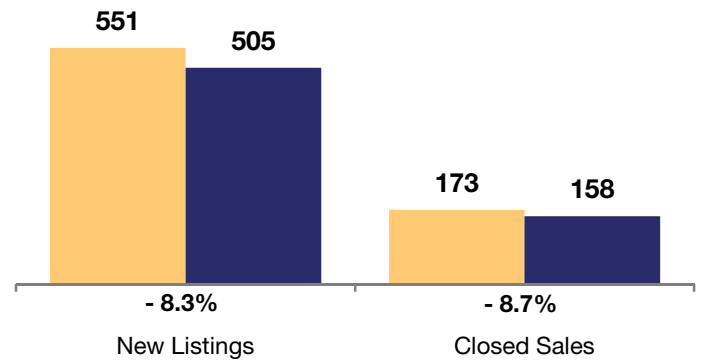
### April

2010 2011

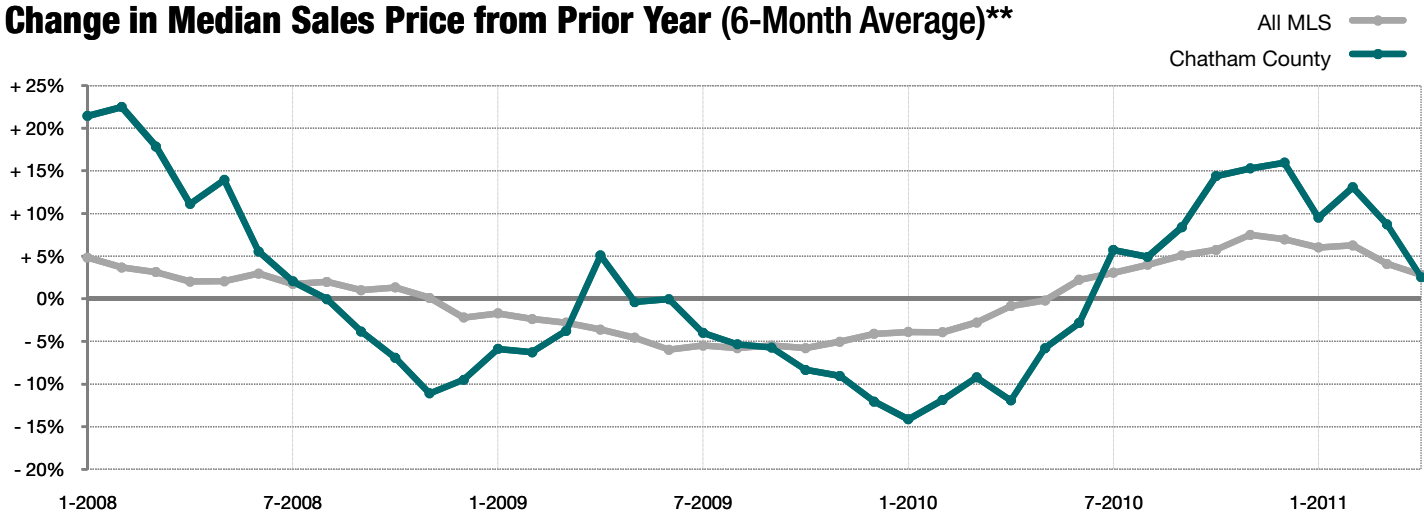


### Year to Date

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.