

Local Market Update – February 2011

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



+ 4.3%

Change in
New Listings

+ 10.6%

Change in
Closed Sales

+ 21.4%

Change in
Median Sales Price

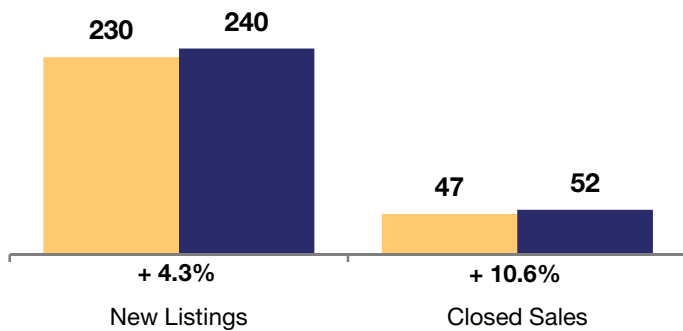
Chapel Hill/Carrboro

| | February | | | Year to Date | | |
|------------------------------------------|-----------|-----------|---------|--------------|-----------|---------|
| | 2010 | 2011 | + / - | 2010 | 2011 | + / - |
| New Listings | 230 | 240 | + 4.3% | 414 | 396 | - 4.3% |
| Closed Sales | 47 | 52 | + 10.6% | 95 | 124 | + 30.5% |
| Median Sales Price* | \$280,000 | \$340,000 | + 21.4% | \$280,000 | \$380,232 | + 35.8% |
| Average Sales Price* | \$366,976 | \$399,428 | + 8.8% | \$343,000 | \$459,236 | + 33.9% |
| Total Dollar Volume (in millions)* | \$17.2 | \$20.8 | + 20.4% | \$32.6 | \$56.9 | + 74.8% |
| Percent of Original List Price Received* | 95.1% | 95.6% | + 0.5% | 95.3% | 96.3% | + 1.1% |
| Days on Market Until Sale | 110 | 145 | + 32.8% | 129 | 132 | + 2.2% |
| Inventory of Homes for Sale | 978 | 960 | - 1.8% | -- | -- | -- |
| Months Supply of Inventory | 10.7 | 10.3 | - 4.4% | -- | -- | -- |

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

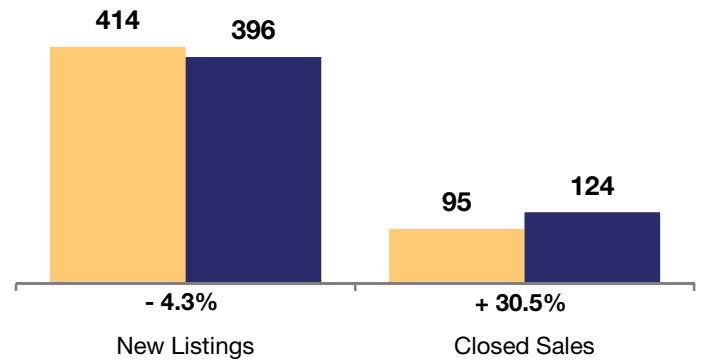
February

2010 2011

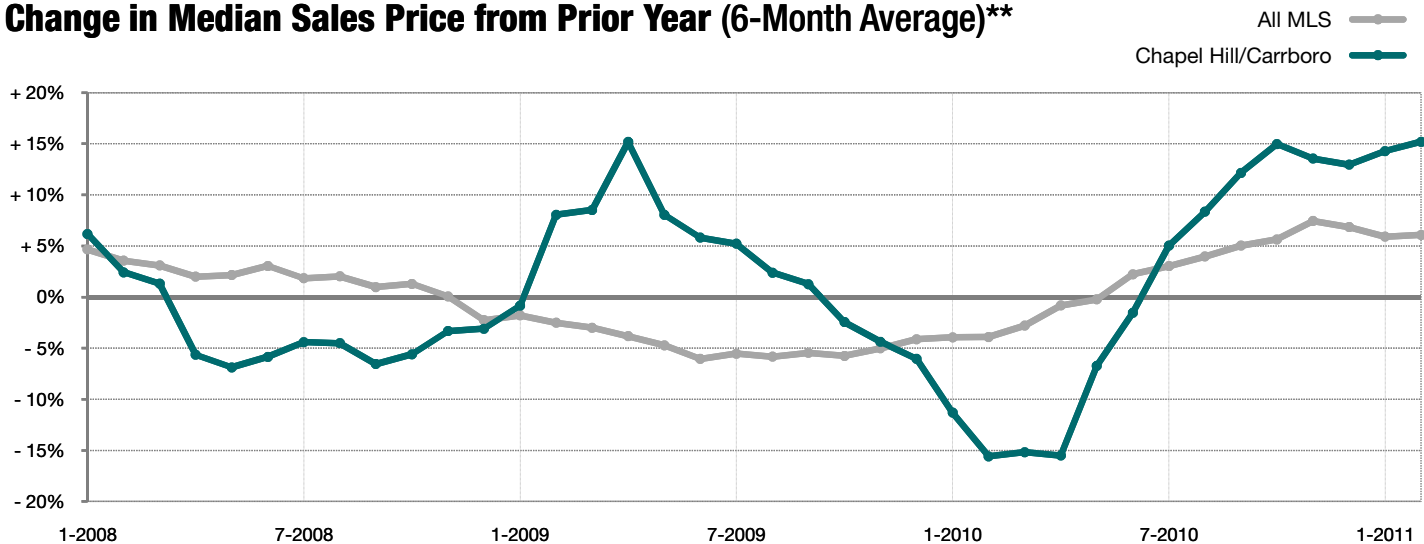


Year to Date

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.