

Local Market Update – February 2011

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



- 14.4% **+ 21.4%** **+ 33.0%**

Change in
New Listings

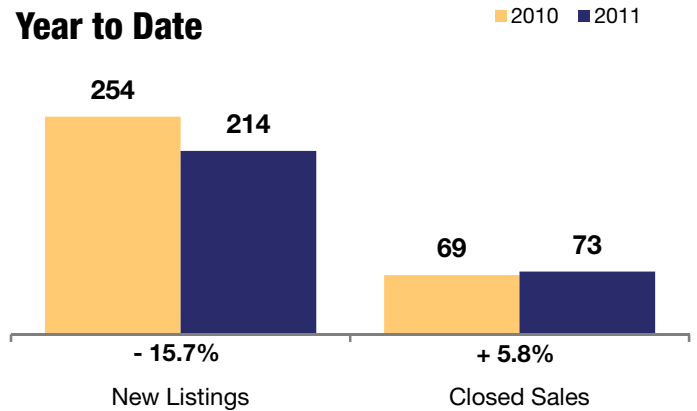
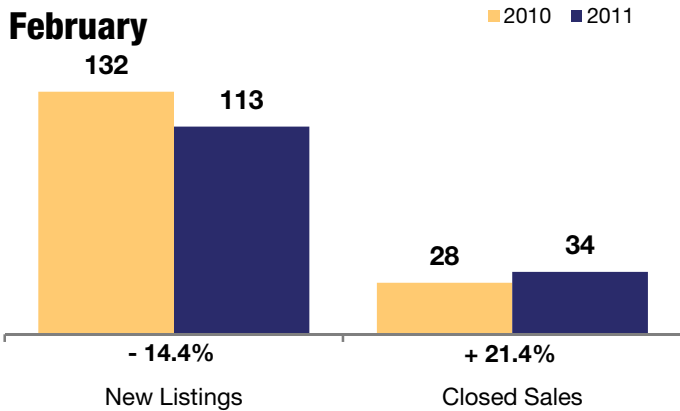
Change in
Closed Sales

Change in
Median Sales Price

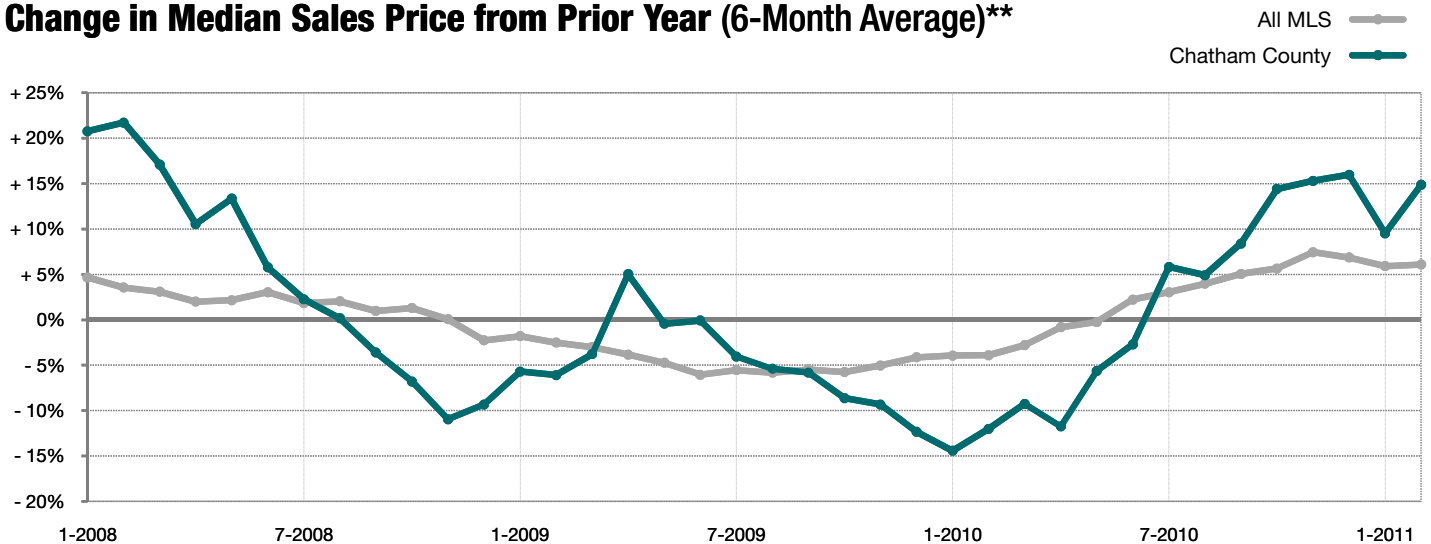
Chatham County

	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	132	113	- 14.4%	254	214	- 15.7%
Closed Sales	28	34	+ 21.4%	69	73	+ 5.8%
Median Sales Price*	\$241,813	\$321,720	+ 33.0%	\$242,813	\$309,439	+ 27.4%
Average Sales Price*	\$297,395	\$335,389	+ 12.8%	\$294,404	\$322,612	+ 9.6%
Total Dollar Volume (in millions)*	\$8.3	\$11.4	+ 36.9%	\$20.1	\$23.6	+ 17.0%
Percent of Original List Price Received*	92.8%	94.2%	+ 1.5%	93.2%	95.1%	+ 2.1%
Days on Market Until Sale	137	122	- 10.7%	157	112	- 28.6%
Inventory of Homes for Sale	679	669	- 1.5%	--	--	--
Months Supply of Inventory	14.6	14.6	+ 0.7%	--	--	--

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