

Local Market Update – February 2011

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Durham County

- 17.0%

Change in
New Listings

+ 4.4%

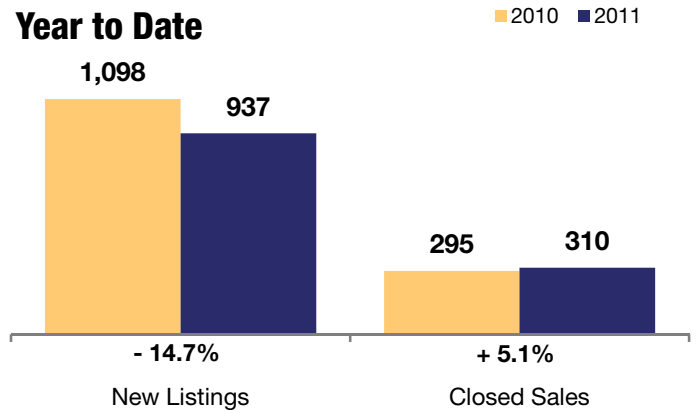
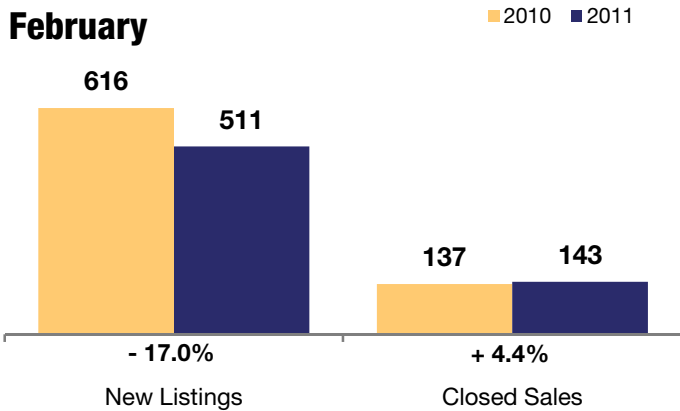
Change in
Closed Sales

- 3.6%

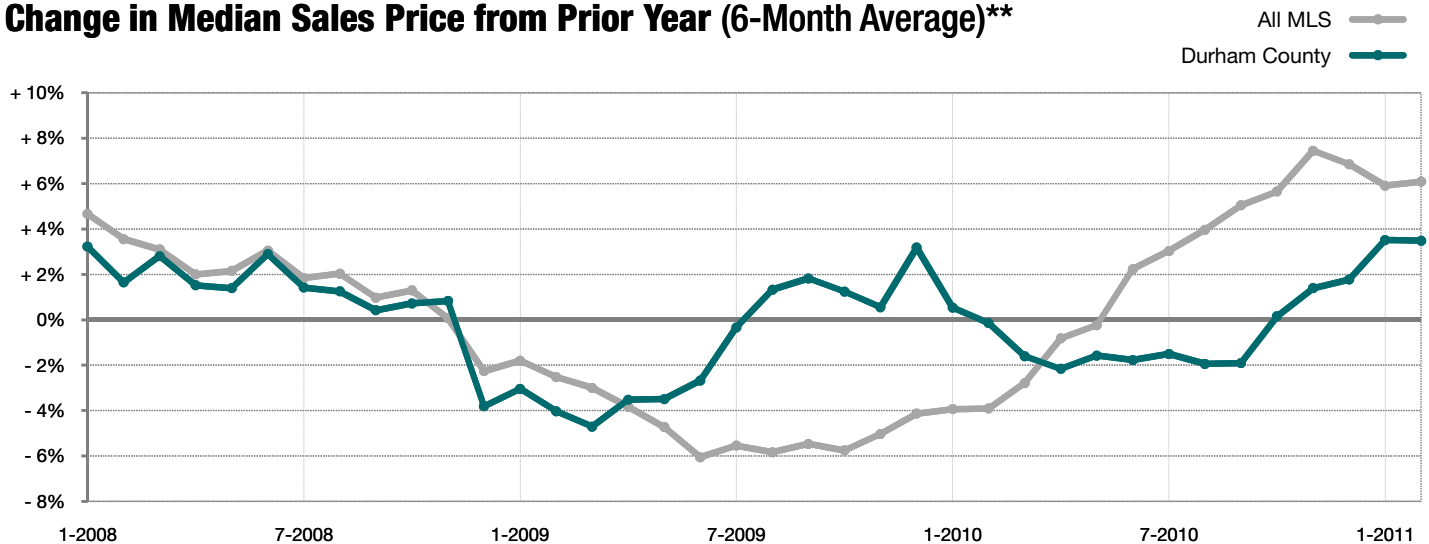
Change in
Median Sales Price

	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	616	511	- 17.0%	1,098	937	- 14.7%
Closed Sales	137	143	+ 4.4%	295	310	+ 5.1%
Median Sales Price*	\$165,000	\$159,000	- 3.6%	\$160,000	\$163,450	+ 2.2%
Average Sales Price*	\$192,291	\$179,135	- 6.8%	\$186,707	\$188,018	+ 0.7%
Total Dollar Volume (in millions)*	\$26.3	\$25.6	- 2.8%	\$55.1	\$58.3	+ 5.8%
Percent of Original List Price Received*	96.9%	95.3%	- 1.6%	96.6%	95.4%	- 1.3%
Days on Market Until Sale	91	121	+ 33.7%	85	124	+ 46.9%
Inventory of Homes for Sale	2,112	2,142	+ 1.4%	--	--	--
Months Supply of Inventory	7.7	8.8	+ 13.2%	--	--	--

* 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.