

# Local Market Update – March 2011

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Chapel Hill / Carrboro

**- 1.4%**

Change in  
New Listings

**+ 12.5%**

Change in  
Closed Sales

**+ 8.5%**

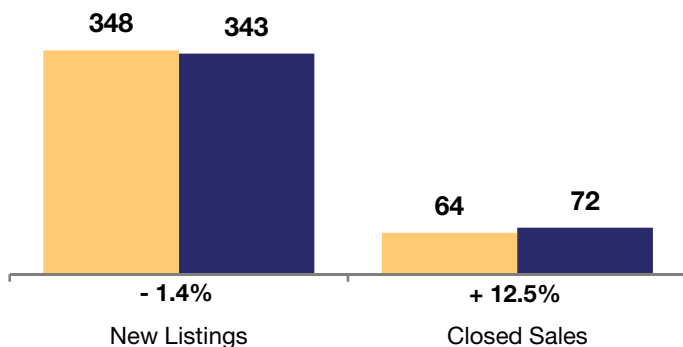
Change in  
Median Sales Price

	March			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	348	343	- 1.4%	762	739	- 3.0%
Closed Sales	64	72	+ 12.5%	159	195	+ 22.6%
Median Sales Price*	\$294,278	<b>\$319,312</b>	+ 8.5%	\$282,000	<b>\$366,000</b>	+ 29.8%
Average Sales Price*	\$357,153	<b>\$352,298</b>	- 1.4%	\$348,697	<b>\$420,504</b>	+ 20.6%
Total Dollar Volume (in millions)*	\$22.9	<b>\$25.4</b>	+ 11.0%	\$55.4	<b>\$82.0</b>	+ 47.9%
Percent of Original List Price Received*	93.5%	<b>92.5%</b>	- 1.1%	92.2%	<b>92.6%</b>	+ 0.4%
Percent of List Price Received*	96.6%	<b>96.1%</b>	- 0.5%	95.8%	<b>96.2%</b>	+ 0.4%
Days on Market Until Sale	117	<b>136</b>	+ 15.5%	125	<b>134</b>	+ 7.1%
Inventory of Homes for Sale	1,136	<b>1,103</b>	- 2.9%	--	--	--
Months Supply of Inventory	12.3	<b>12.0</b>	- 2.5%	--	--	--

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

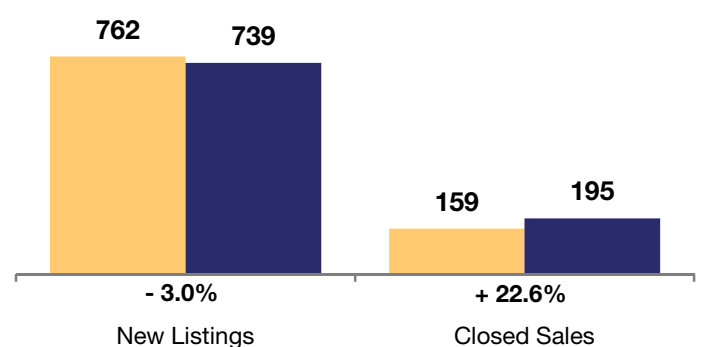
### March

2010 2011

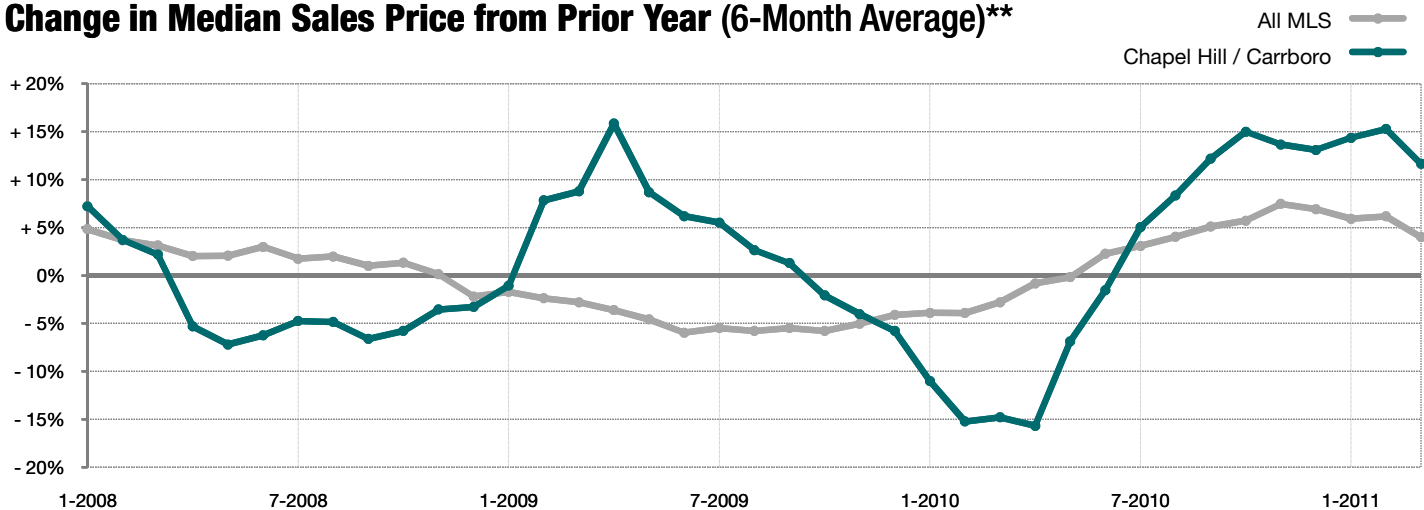


### Year to Date

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.