

Local Market Update – May 2011

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Chatham County

+ 7.3%

Change in
New Listings

- 17.8%

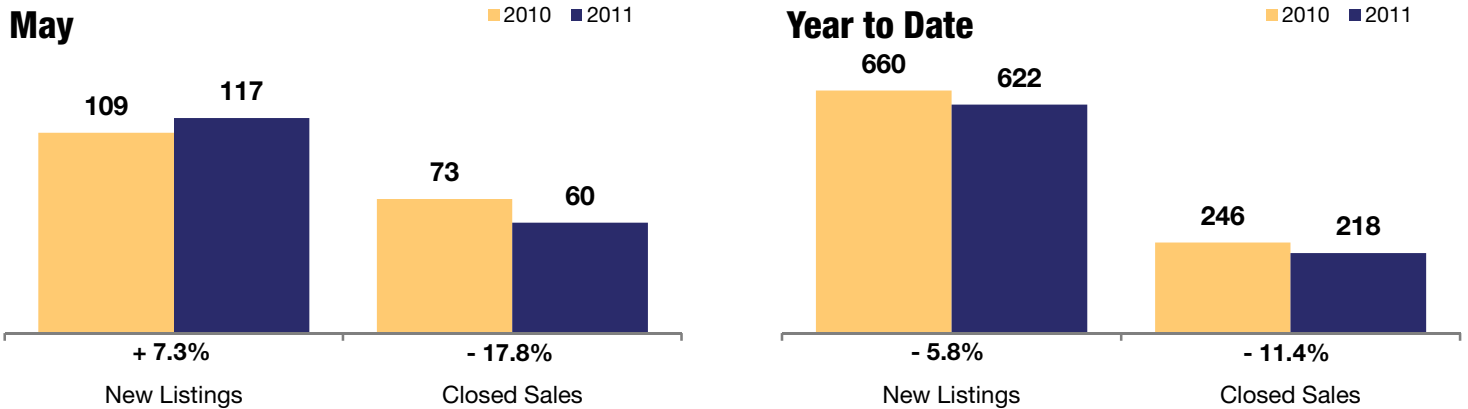
Change in
Closed Sales

+ 7.1%

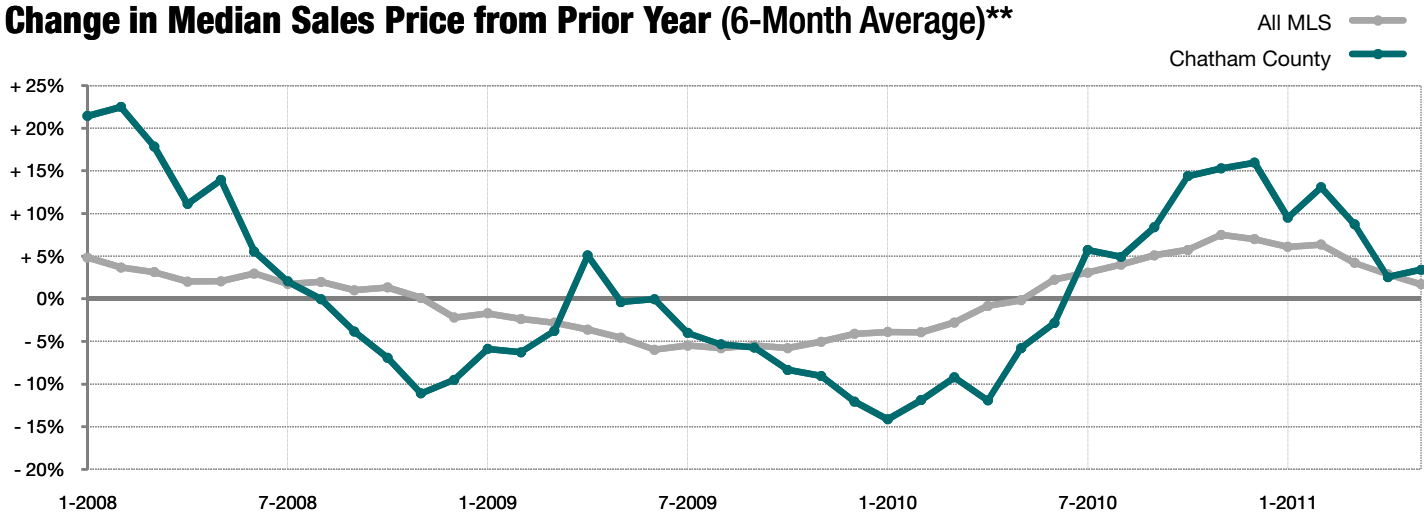
Change in
Median Sales Price

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	109	117	+ 7.3%	660	622	- 5.8%
Closed Sales	73	60	- 17.8%	246	218	- 11.4%
Median Sales Price*	\$255,000	\$273,142	+ 7.1%	\$255,000	\$270,159	+ 5.9%
Average Sales Price*	\$309,953	\$302,892	- 2.3%	\$300,890	\$303,258	+ 0.8%
Total Dollar Volume (in millions)*	\$22.6	\$18.2	- 19.7%	\$73.6	\$65.8	- 10.5%
Percent of Original List Price Received*	92.6%	90.3%	- 2.5%	91.2%	90.8%	- 0.4%
Percent of List Price Received*	95.4%	94.7%	- 0.7%	95.1%	95.2%	+ 0.2%
Days on Market Until Sale	146	180	+ 23.4%	139	139	- 0.1%
Inventory of Homes for Sale	745	717	- 3.8%	--	--	--
Months Supply of Inventory	14.7	16.5	+ 11.9%	--	--	--

* 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.