

Local Market Update – May 2011

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Durham County

- 7.4%

Change in
New Listings

- 30.3%

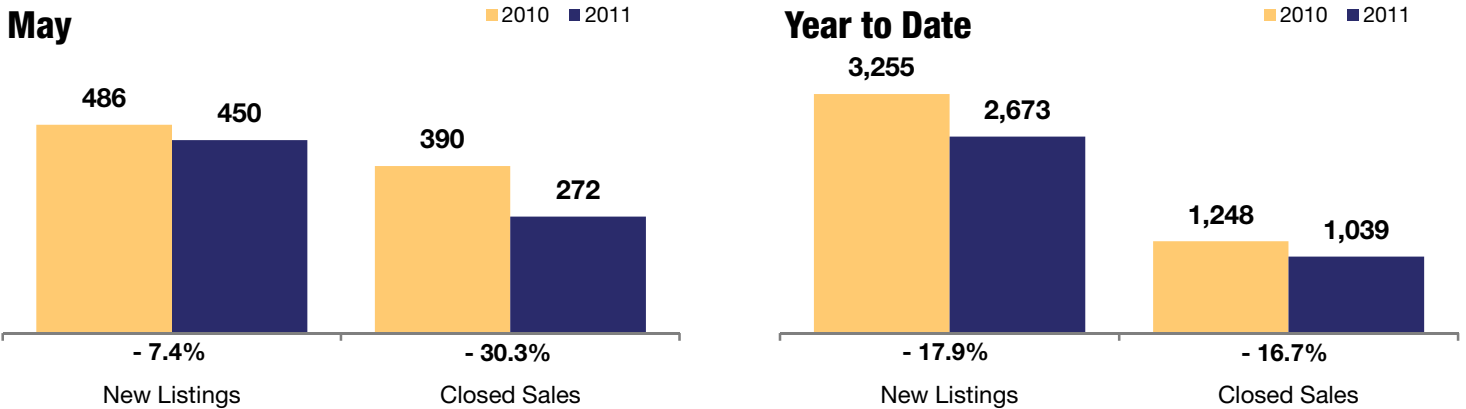
Change in
Closed Sales

0.0%

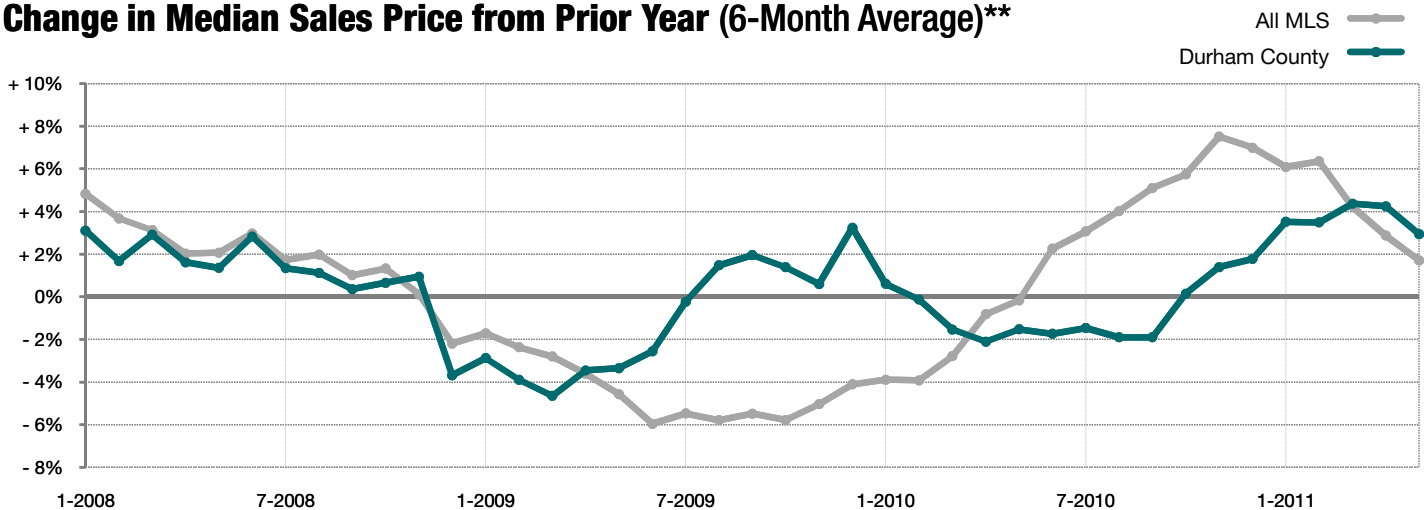
Change in
Median Sales Price

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	486	450	- 7.4%	3,255	2,673	- 17.9%
Closed Sales	390	272	- 30.3%	1,248	1,039	- 16.7%
Median Sales Price*	\$175,000	\$175,000	0.0%	\$166,500	\$169,319	+ 1.7%
Average Sales Price*	\$192,202	\$191,347	- 0.4%	\$186,894	\$189,292	+ 1.3%
Total Dollar Volume (in millions)*	\$75.0	\$51.7	- 31.0%	\$233.1	\$196.2	- 15.8%
Percent of Original List Price Received*	94.7%	92.6%	- 2.2%	93.2%	90.8%	- 2.6%
Percent of List Price Received*	97.1%	96.5%	- 0.6%	96.7%	95.5%	- 1.2%
Days on Market Until Sale	87	120	+ 38.5%	87	125	+ 44.6%
Inventory of Homes for Sale	2,628	2,413	- 8.2%	--	--	--
Months Supply of Inventory	9.1	11.4	+ 24.5%	--	--	--

* 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.