

Local Market Update – September 2011

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Durham County

- 27.5%

Change in
New Listings

- 5.3%

Change in
Closed Sales

- 4.4%

Change in
Median Sales Price

September

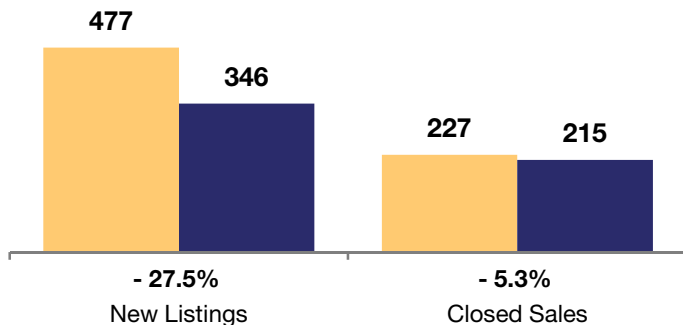
Year to Date

	2010	2011	+ / -	2010	2011	+ / -
New Listings	477	346	- 27.5%	5,191	4,220	- 18.7%
Closed Sales	227	215	- 5.3%	2,385	2,135	- 10.5%
Median Sales Price*	\$158,000	\$151,000	- 4.4%	\$169,900	\$168,000	- 1.1%
Average Sales Price*	\$179,753	\$167,757	- 6.7%	\$189,474	\$189,347	- 0.1%
Total Dollar Volume (in millions)*	\$40.8	\$36.1	- 11.6%	\$451.6	\$403.4	- 10.7%
Percent of Original List Price Received*	90.3%	91.0%	+ 0.8%	92.7%	91.2%	- 1.7%
Percent of List Price Received*	94.8%	95.4%	+ 0.6%	96.3%	95.7%	- 0.6%
Days on Market Until Sale	99	119	+ 20.0%	87	121	+ 39.2%
Inventory of Homes for Sale	2,485	1,918	- 22.8%	--	--	--
Months Supply of Inventory	9.6	8.5	- 11.2%	--	--	--

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

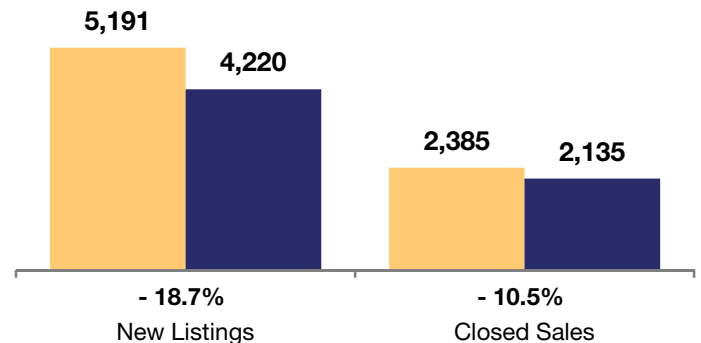
September

2010 2011

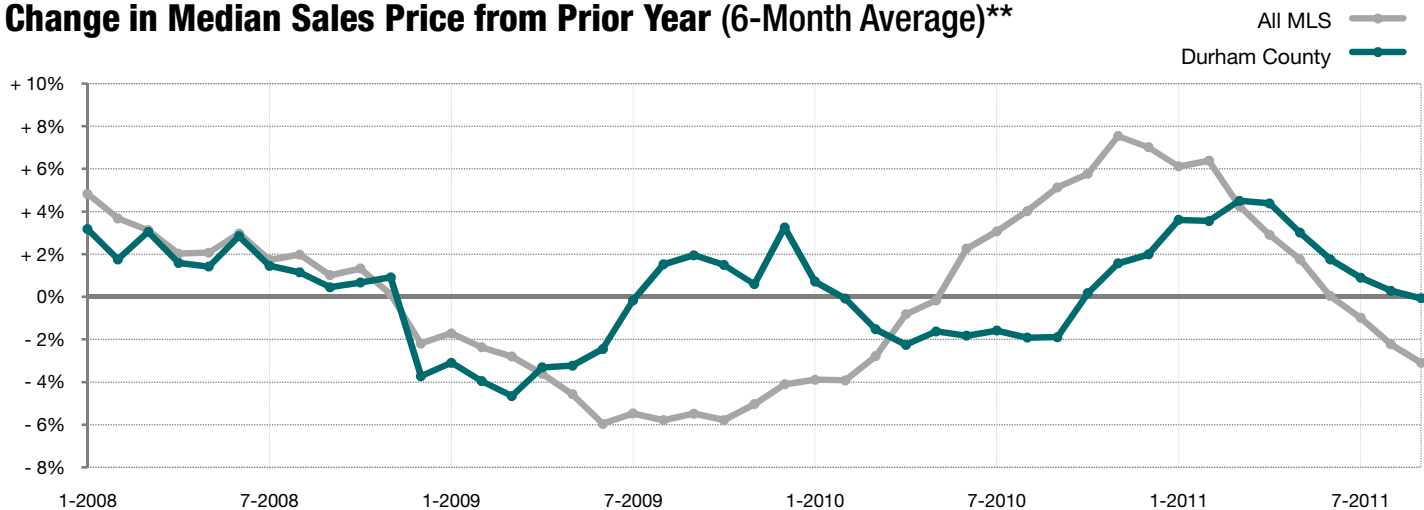


Year to Date

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. | Current as of October 17, 2011. All data from Triangle Multiple Listing Service, Inc.. | Powered by 10K Research and Marketing.