

Local Market Update

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



- 22.8% **+ 54.5%** **+ 3.1%**

Change in
New Listings

Change in
Closed Sales

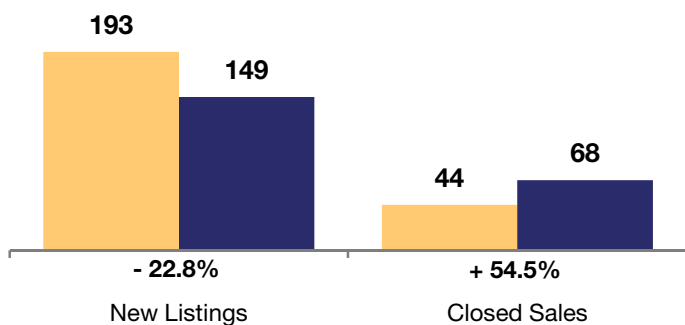
Change in
Median Sales Price

Orange County

	January			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	193	149	- 22.8%	193	149	- 22.8%
Closed Sales	44	68	+ 54.5%	44	68	+ 54.5%
Median Sales Price*	\$278,500	\$287,000	+ 3.1%	\$278,500	\$287,000	+ 3.1%
Average Sales Price*	\$302,423	\$347,338	+ 14.9%	\$302,423	\$347,338	+ 14.9%
Total Dollar Volume (in millions)*	\$13.3	\$23.6	+ 77.5%	\$13.3	\$23.6	+ 77.5%
Percent of Original List Price Received*	94.8%	94.4%	- 0.4%	94.8%	94.4%	- 0.4%
Days on Market Until Sale	127	144	+ 13.4%	127	144	+ 13.4%
Inventory of Homes for Sale	882	845	- 4.2%	--	--	--
Months Supply of Inventory	9.2	8.8	- 3.9%	--	--	--

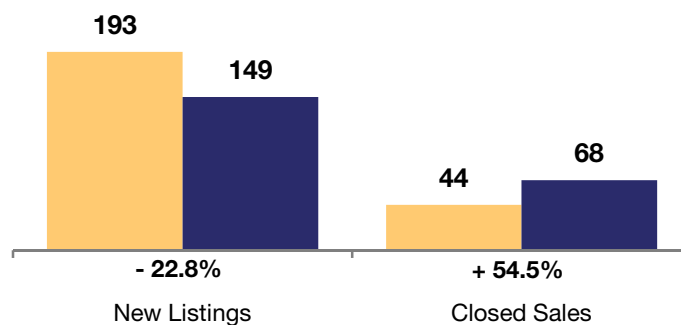
January

2010 2011



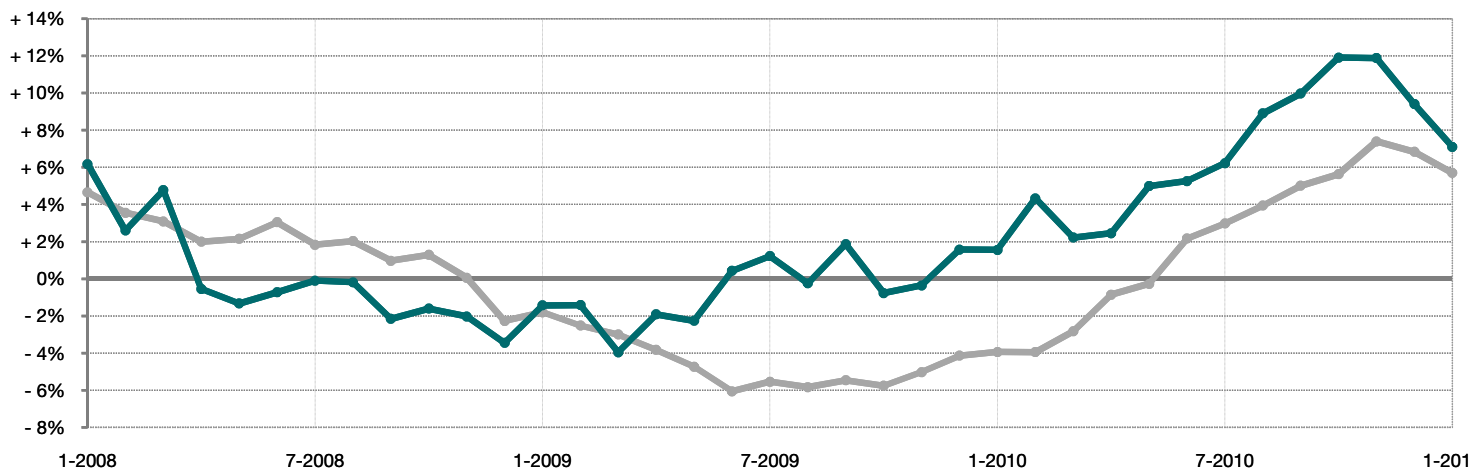
Year to Date

2010 2011



Change in Median Sales Price 6-Month Smoothed Average*

All MLS —
Orange County —



* Does not account for seller concessions. ** This chart uses a rolling six months of average change in Median Sales Price to account for small sample size. | Some figures are for one month worth of activity and can look extreme due to small sample size. | All data provided by Triangle Multiple Listing Service, Inc. Powered by 10K Research and Marketing.