

Local Market Update – July 2011

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



- 26.1%

Change in
New Listings

+ 8.3%

Change in
Closed Sales

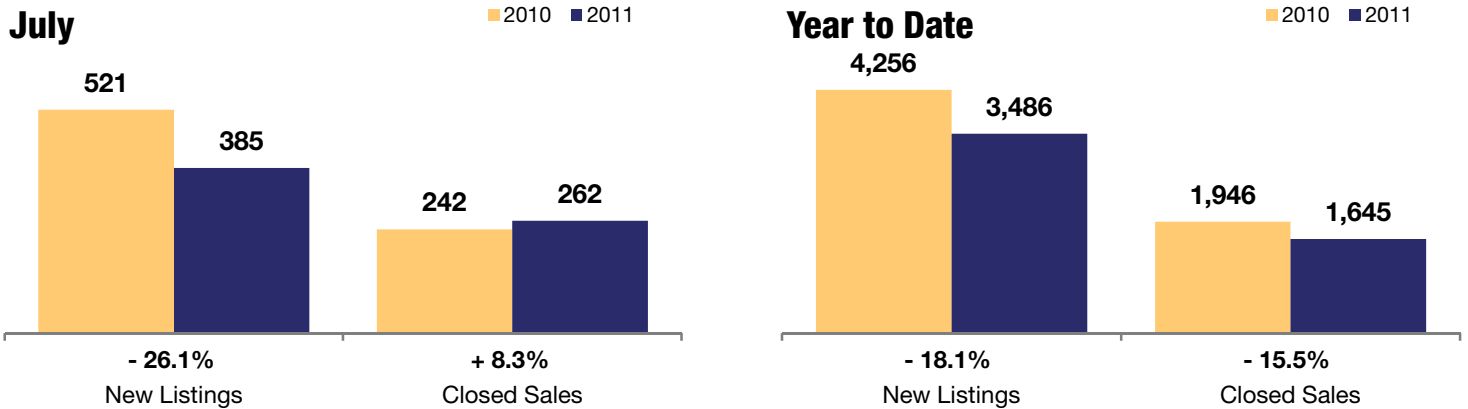
- 0.6%

Change in
Median Sales Price

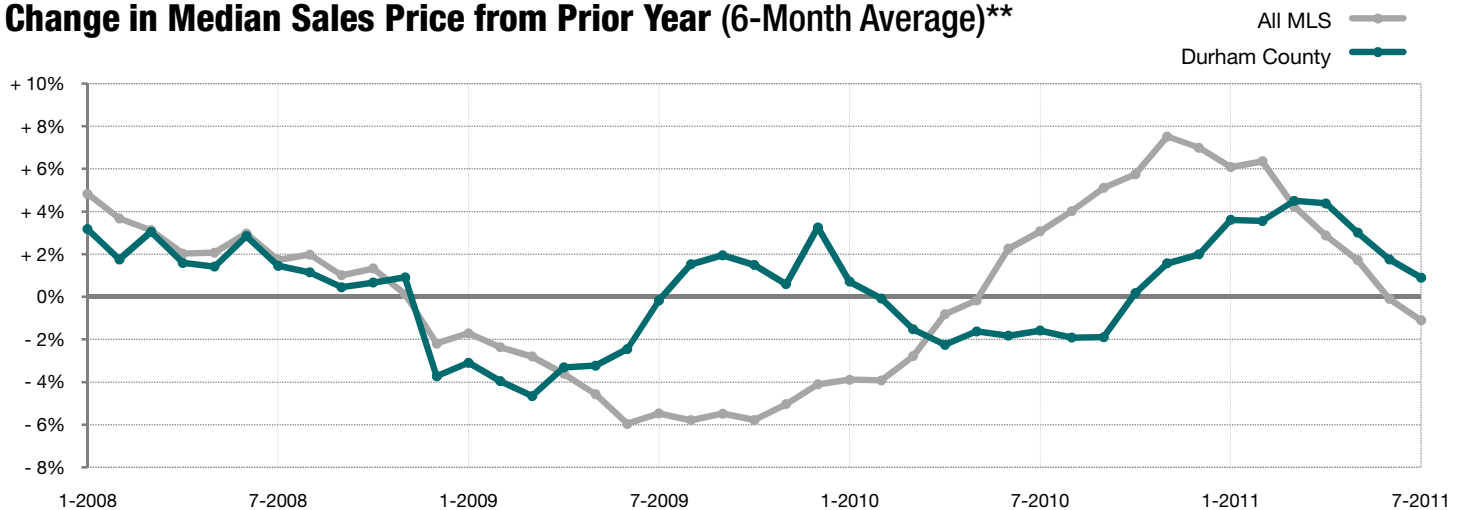
Durham County

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	521	385	- 26.1%	4,256	3,486	- 18.1%
Closed Sales	242	262	+ 8.3%	1,946	1,645	- 15.5%
Median Sales Price*	\$171,000	\$170,000	- 0.6%	\$170,000	\$170,092	+ 0.1%
Average Sales Price*	\$179,406	\$201,627	+ 12.4%	\$188,705	\$191,612	+ 1.5%
Total Dollar Volume (in millions)*	\$43.3	\$52.8	+ 22.0%	\$366.9	\$314.3	- 14.3%
Percent of Original List Price Received*	91.1%	92.0%	+ 1.0%	93.2%	91.1%	- 2.2%
Percent of List Price Received*	95.5%	96.7%	+ 1.3%	96.5%	95.8%	- 0.8%
Days on Market Until Sale	92	119	+ 29.7%	85	122	+ 44.2%
Inventory of Homes for Sale	2,634	2,103	- 20.2%	--	--	--
Months Supply of Inventory	9.8	9.5	- 2.4%	--	--	--

* 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.