

Local Market Updates

A free research tool from the Triangle Multiple Listing Service, Inc.



Entire Triangle Region

July

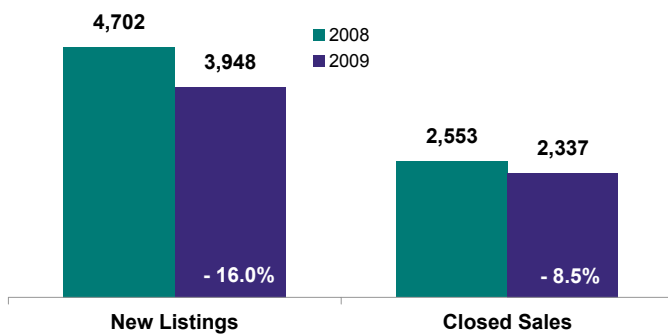
Year to Date

All TMLS Activity	2008	2009	Change	2008	2009	Change
New Listings	4,702	3,948	- 16.0%	35,107	28,411	- 19.1%
Closed Sales	2,553	2,337	- 8.5%	16,135	12,098	- 25.0%
Median Sales Price*	\$190,000	\$186,500	- 1.8%	\$192,315	\$183,400	- 4.6%
Average Sales Price*	\$239,335	\$229,532	- 4.1%	\$230,794	\$238,343	+ 3.3%
Total Dollar Volume (in millions)*	\$610.8	\$536.3	- 12.2%	\$3,869.3	\$2,730.3	- 29.4%
Percent of Original List Price Received at Sale*	97.4%	96.7%	- 0.8%	97.4%	96.4%	- 1.1%
Average Days on Market Until Sale	86	103	+ 19.0%	90	103	+ 13.5%
Inventory of Homes for Sale	19,594	17,714	- 9.6%	--	--	--

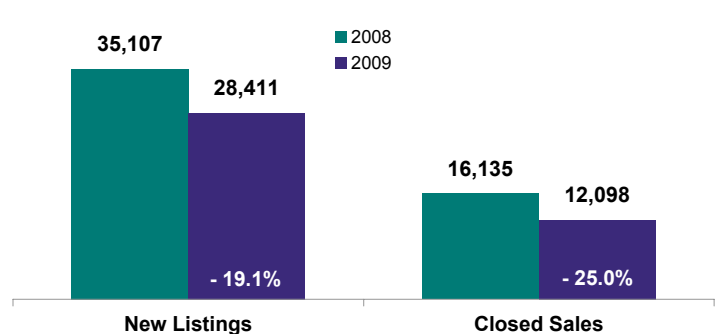
*Does not account for seller concessions.

Some of the figures referenced in this report are for only one month worth of activity. As such, they can sometimes look extreme due to the small sample size involved.

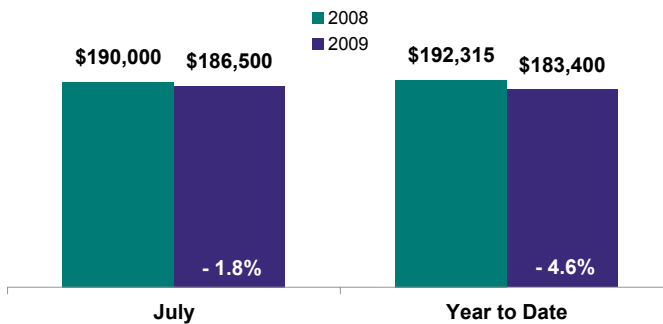
Activity—Most Recent Month



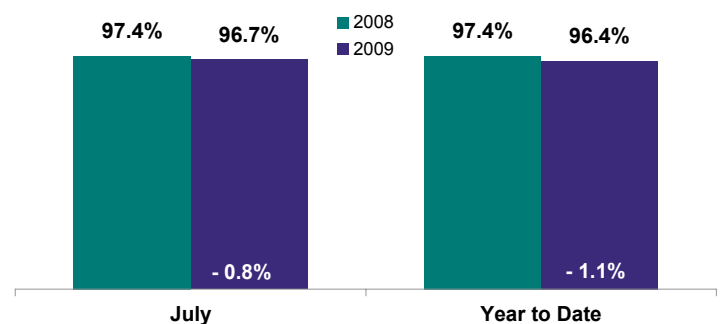
Activity—Year to Date



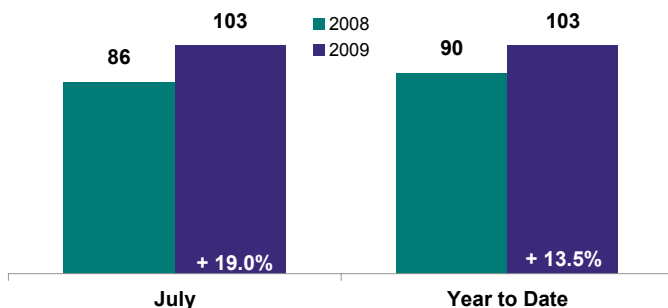
Median Sales Price



Percent of Original List Price Received at Sale



Days on Market Until Sale



July Inventory of Homes for Sale

