



Residential Real Estate Sales Trends December 2005

(Based on properties listed in the Triangle MLS)

Single and Multifamily Homes Sold

	Durham	Johnston	Orange	Wake	Other*	Total Units
Dec-04	289	188	121	1,302	302	2,202
Jan-05	216	172	98	1,054	273	1,813
Feb-05	240	169	88	1,086	253	1,836
Mar-05	290	238	138	1,478	371	2,515
Apr-05	342	253	139	1,632	348	2,714
May-05	412	275	223	1,800	417	3,127
Jun-05	557	305	247	2,120	457	3,686
Jul-05	514	348	231	2,167	623	3,883
Aug-05	468	297	213	2,125	537	3,640
Sep-05	336	285	148	1,763	434	2,966
Oct-05	333	305	121	1,834	432	3,025
Nov-05	328	249	115	1,503	395	2,590
Dec-05	357	252	125	1,715	474	2,923
Total Units Year To Date	4,682	3,336	2,007	21,579	5,316	36,920

Single and Multifamily Homes Sold

	Durham	Johnston	Orange	Wake	Other*	Total Units
\$0 - \$79,999	50	25	6	66	137	284
\$80,000 - \$119,999	37	63	8	201	66	375
\$120,000 - \$159,999	88	60	16	345	103	612
\$160,000 - \$199,999	63	49	21	292	48	473
\$200,000 - \$249,999	48	32	12	234	41	367
\$250,000 and over	71	23	62	577	79	812
Total Units	357	252	125	1,715	474	2,923
Total Dollar Value	\$69,123,940	\$39,848,738	\$41,712,797	\$423,154,605	\$78,607,200	\$652,447,280
Average Price	\$193,624	\$158,130	\$333,702	\$246,737	\$165,838	\$223,212
Median Price	\$159,500	\$137,000	\$226,000	\$182,000	\$112,000	

Other* is all remaining areas.



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Days on The Market

	Durham	Johnston	Orange	Wake	Other*	Total
0-30	76	60	33	481	109	759
31-60	68	44	22	346	69	549
61-90	47	41	17	233	81	419
91-120	52	26	8	166	49	301
120 & Over	89	70	29	319	135	642
No DOM Given	25	11	16	170	31	253

Financing of Sales

	Durham	Johnston	Orange	Wake	Other*	Total
Conventional	279	181	106	1,405	287	2,258
FHA	13	24	1	64	25	127
VA	4	11	0	22	7	44
Cash	46	18	9	134	79	286
Assume	0	0	0	1	0	1
Other	15	18	9	89	76	207

Sales By Zip Code

17215	1	27355	1	27527	31	27576	11	27617	22	28326	3
23917	1	27359	1	27529	53	27577	31	27701	39	28328	2
23927	4	27501	21	27530	2	27581	5	27703	60	28333	1
27101	1	27502	55	27534	1	27583	9	27704	33	28334	13
27207	1	27503	3	27536	19	27584	1	27705	42	28339	6
27212	1	27504	11	27537	17	27587	131	27707	31	28343	1
27215	10	27507	1	27539	54	27589	3	27712	43	28357	1
27217	5	27508	1	27540	73	27591	31	27713	81	28365	1
27231	1	27509	4	27542	5	27592	57	27801	1	28382	1
27243	5	27510	11	27545	40	27596	46	27804	2	28405	1
27244	4	27511	65	27546	8	27597	27	27807	1	28409	1
27249	1	27512	1	27549	24	27601	11	27816	2	28411	2
27253	17	27513	82	27553	1	27603	95	27828	1	28444	1
27256	1	27514	32	27557	2	27604	75	27834	1	28457	1
27258	1	27515	1	27559	2	27605	11	27851	1	28551	1
27278	24	27516	39	27560	33	27606	37	27882	1	28560	1
27284	1	27517	48	27562	1	27607	25	27883	1	28562	1
27291	1	27519	61	27563	2	27608	19	27886	1	28574	1
27302	19	27520	103	27565	16	27609	37	27889	1	28584	1
27312	33	27521	5	27568	3	27610	115	27893	5	28613	1
27330	6	27522	12	27569	4	27612	57	28303	1	28655	1
27332	4	27523	10	27571	14	27613	104	28306	1		
27343	2	27524	9	27572	6	27614	108	28311	1		
27344	9	27525	21	27573	11	27615	91	28314	1		
27349	2	27526	90	27574	10	27616	101	28323	1		

Other* is all remaining areas.



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Average Residential Closing Price

	Durham	Johnston	Orange	Wake	Other*	Total Price
Dec-04	\$ 173,626	\$ 142,967	\$ 300,393	\$ 233,687	\$ 172,852	\$ 213,381
Jan-05	\$ 173,884	\$ 147,096	\$ 342,300	\$ 223,636	\$ 167,573	\$ 208,420
Feb-05	\$ 165,164	\$ 153,075	\$ 314,095	\$ 213,308	\$ 154,806	\$ 198,240
Mar-05	\$ 189,424	\$ 149,063	\$ 330,890	\$ 222,292	\$ 168,842	\$ 209,647
Apr-05	\$ 178,018	\$ 152,706	\$ 274,655	\$ 229,275	\$ 158,107	\$ 208,877
May-05	\$ 186,277	\$ 155,576	\$ 330,218	\$ 224,798	\$ 168,161	\$ 213,600
Jun-05	\$ 182,703	\$ 149,416	\$ 310,177	\$ 245,466	\$ 174,075	\$ 223,519
Jul-05	\$ 177,966	\$ 152,668	\$ 323,595	\$ 231,061	\$ 154,743	\$ 210,267
Aug-05	\$ 175,869	\$ 144,560	\$ 315,975	\$ 241,650	\$ 165,072	\$ 218,322
Sep-05	\$ 176,404	\$ 163,411	\$ 289,822	\$ 244,879	\$ 180,223	\$ 222,075
Oct-05	\$ 188,305	\$ 153,977	\$ 382,321	\$ 239,071	\$ 162,444	\$ 219,690
Nov-05	\$ 181,215	\$ 157,316	\$ 315,172	\$ 249,438	\$ 178,522	\$ 224,045
Dec-05	\$ 193,624	\$ 158,130	\$ 333,702	\$ 246,737	\$ 165,838	\$ 223,212

Single & Multifamily Homes Sold Total Dollar Sales

	Durham	Johnston	Orange	Wake	Other*	Total Sales
Dec-04	\$ 50,177,973	\$ 26,877,780	\$ 36,347,533	\$ 304,260,280	\$ 52,201,306	\$ 469,864,872
Jan-05	\$ 37,558,908	\$ 25,300,519	\$ 33,545,418	\$ 235,712,397	\$ 45,747,529	\$ 377,864,771
Feb-05	\$ 39,639,402	\$ 25,869,682	\$ 27,640,391	\$ 231,652,418	\$ 39,166,030	\$ 363,967,923
Mar-05	\$ 54,933,088	\$ 35,476,983	\$ 45,662,828	\$ 328,547,722	\$ 62,640,496	\$ 527,261,117
Apr-05	\$ 60,882,277	\$ 38,634,607	\$ 38,176,982	\$ 374,177,087	\$ 55,021,217	\$ 566,892,170
May-05	\$ 76,745,940	\$ 42,783,402	\$ 73,638,512	\$ 404,636,007	\$ 70,123,048	\$ 667,926,909
Jun-05	\$ 101,765,711	\$ 45,571,992	\$ 76,613,652	\$ 520,387,714	\$ 79,552,417	\$ 823,891,486
Jul-05	\$ 91,474,758	\$ 53,128,499	\$ 74,750,352	\$ 500,709,076	\$ 96,404,727	\$ 816,467,412
Aug-05	\$ 82,306,516	\$ 42,934,173	\$ 67,302,603	\$ 513,506,202	\$ 88,643,766	\$ 794,693,260
Sep-05	\$ 59,271,762	\$ 46,572,264	\$ 42,893,596	\$ 431,721,109	\$ 78,216,903	\$ 658,675,634
Oct-05	\$ 62,705,713	\$ 46,962,997	\$ 46,260,832	\$ 438,456,244	\$ 70,175,795	\$ 664,561,581
Nov-05	\$ 59,438,572	\$ 39,171,662	\$ 36,244,755	\$ 374,905,128	\$ 70,516,353	\$ 580,276,470
Dec-05	\$ 69,123,940	\$ 39,848,738	\$ 41,712,797	\$ 423,154,605	\$ 78,607,200	\$ 652,447,280

Other* is all remaining areas.



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Number of Active Residential Listings

	Durham	Johnston	Orange	Wake	Other*	TOTALS
Dec-04	1,771	1,541	610	6,571	2,801	13,294
Jan-05	1,787	1,549	643	6,642	2,970	13,591
Feb-05	1,904	1,534	643	6,586	3,012	13,679
Mar-05	1,977	1,475	642	6,693	3,140	13,927
Apr-05	2,009	1,440	634	6,657	3,145	13,885
May-05	1,961	1,442	617	6,457	3,178	13,655
Jun-05	1,944	1,371	598	6,232	3,130	13,275
Jul-05	1,933	1,434	619	6,256	3,162	13,404
Aug-05	1,965	1,441	604	6,233	3,116	13,359
Sep-05	2,041	1,407	596	6,271	3,180	13,495
Oct-05	2,033	1,439	593	6,332	3,238	13,635
Nov-05	1,974	1,439	565	6,145	3,218	13,341
Dec-05	1,856	1,407	532	5,976	3,159	12,930

Other* is all remaining areas.