Local Market Update

A RESEARCH TOOL PROVIDED BY **TRIANGLE MLS**

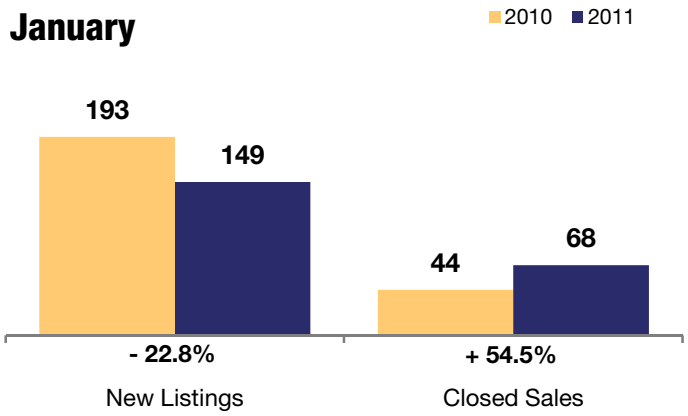
TRIANGLE MLS™
MULTIPLE LISTING SERVICES

Orange County

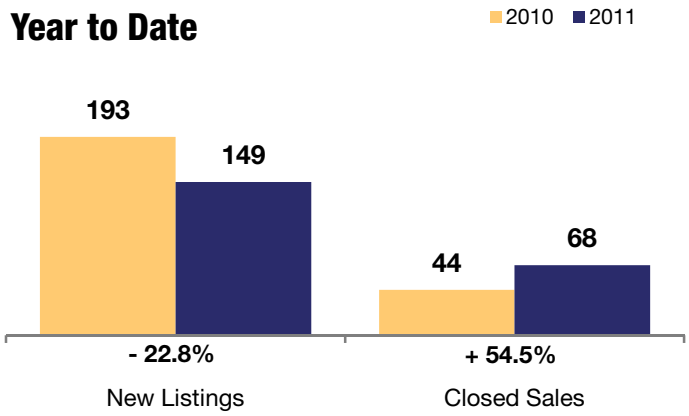
- 22.8%	+ 54.5%	+ 3.1%
Change in **New Listings**	Change in **Closed Sales**	Change in **Median Sales Price**

	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%	--	--	--

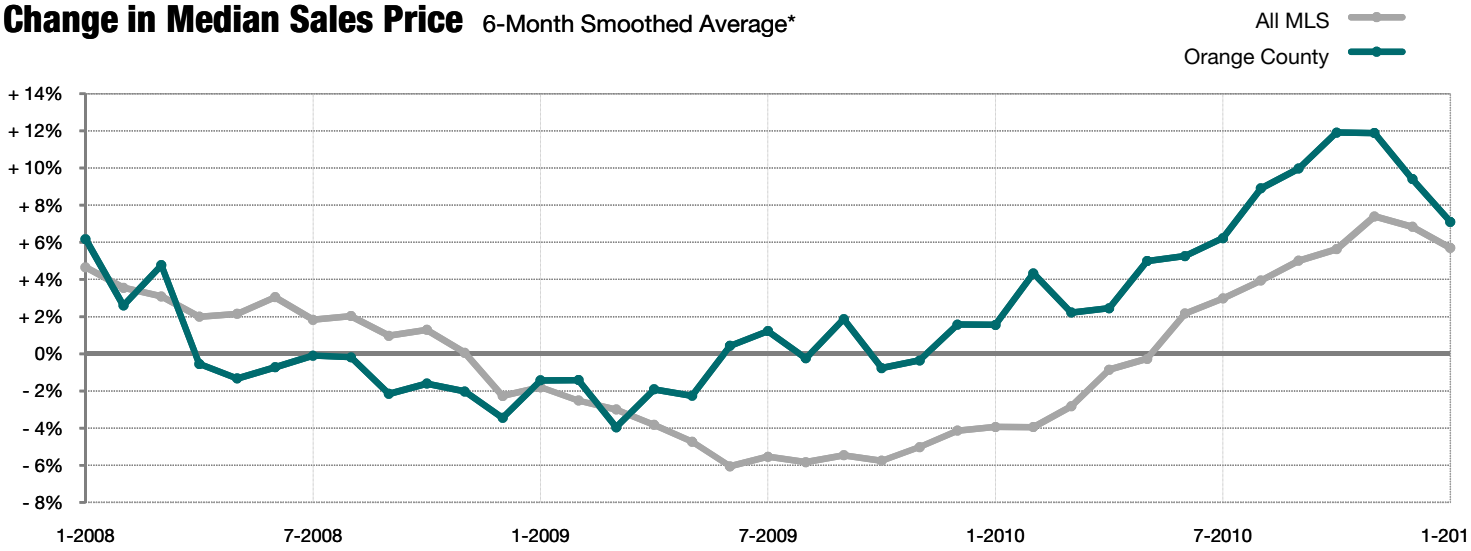
January



Year to Date



Change in Median Sales Price 6-Month Smoothed Average*



* 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.