

# Local Market Update – February 2011

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Entire Triangle Region

**- 16.4%**

Change in  
New Listings

**- 2.5%**

Change in  
Closed Sales

**+ 4.2%**

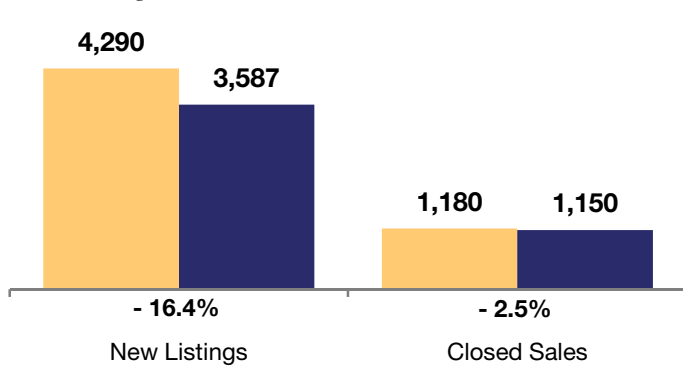
Change in  
Median Sales Price

	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	4,290	3,587	- 16.4%	8,417	6,761	- 19.7%
Closed Sales	1,180	1,150	- 2.5%	2,289	2,228	- 2.7%
Median Sales Price*	\$171,000	\$178,240	+ 4.2%	\$175,000	\$179,900	+ 2.8%
Average Sales Price*	\$206,931	\$211,661	+ 2.3%	\$214,587	\$221,264	+ 3.1%
Total Dollar Volume (in millions)*	\$244.0	\$243.1	- 0.4%	\$490.7	\$492.2	+ 0.3%
Percent of Original List Price Received*	95.9%	95.9%	+ 0.1%	95.9%	95.9%	+ 0.0%
Days on Market Until Sale	106	122	+ 15.2%	107	125	+ 17.0%
Inventory of Homes for Sale	17,777	16,632	- 6.4%	--	--	--
Months Supply of Inventory	9.4	9.9	+ 5.0%	--	--	--

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

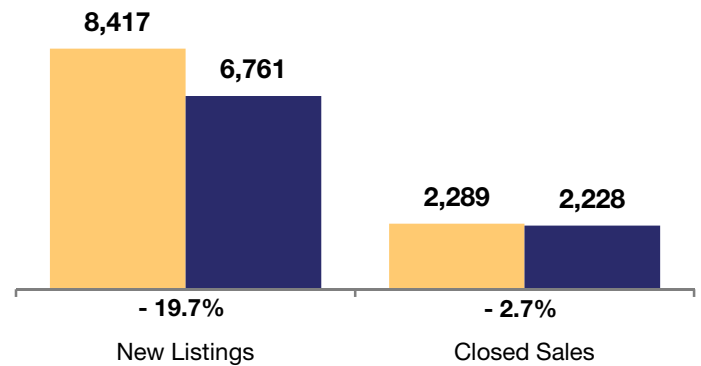
### February

2010 2011

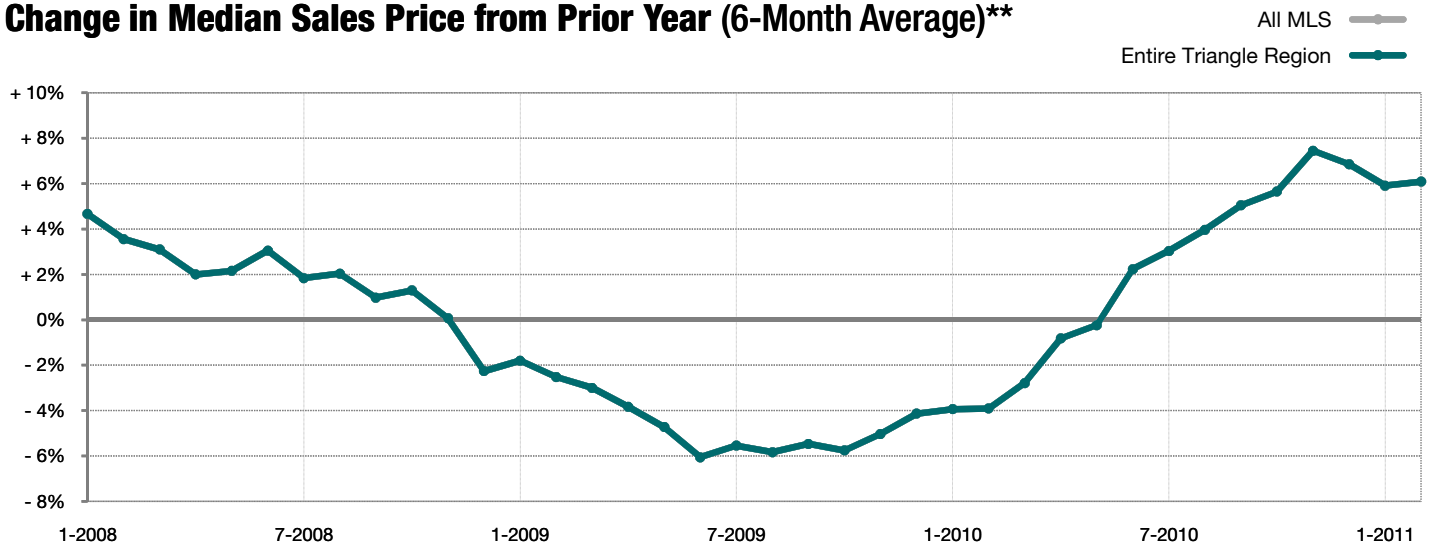


### Year to Date

2010 2011



### 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.