

Local Market Update – February 2011

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Orange County

+ 6.2%

Change in
New Listings

- 1.9%

Change in
Closed Sales

+ 8.9%

Change in
Median Sales Price

February

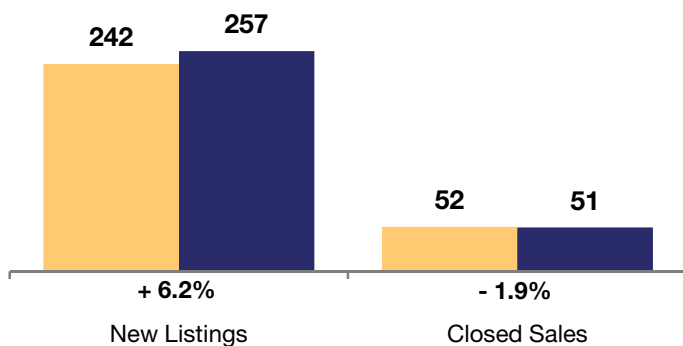
Year to Date

	2010	2011	+ / -	2010	2011	+ / -
New Listings	242	257	+ 6.2%	435	409	- 6.0%
Closed Sales	52	51	- 1.9%	96	121	+ 26.0%
Median Sales Price*	\$235,000	\$256,000	+ 8.9%	\$245,000	\$278,000	+ 13.5%
Average Sales Price*	\$311,507	\$352,288	+ 13.1%	\$307,343	\$385,455	+ 25.4%
Total Dollar Volume (in millions)*	\$16.2	\$18.0	+ 10.9%	\$29.5	\$46.6	+ 58.1%
Percent of Original List Price Received*	95.8%	95.3%	- 0.5%	95.3%	95.0%	- 0.4%
Days on Market Until Sale	105	130	+ 23.8%	115	135	+ 17.9%
Inventory of Homes for Sale	980	989	+ 0.9%	--	--	--
Months Supply of Inventory	10.2	10.3	+ 0.9%	--	--	--

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

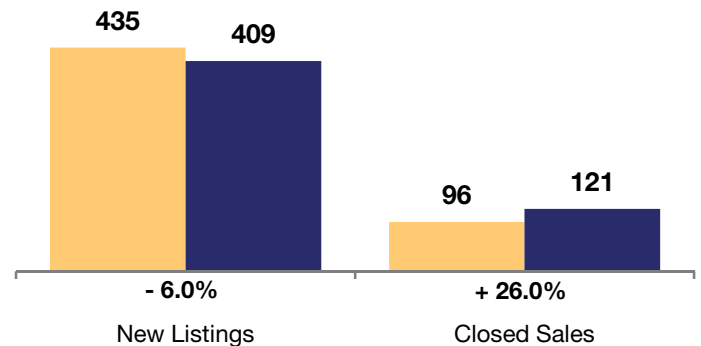
February

2010 2011



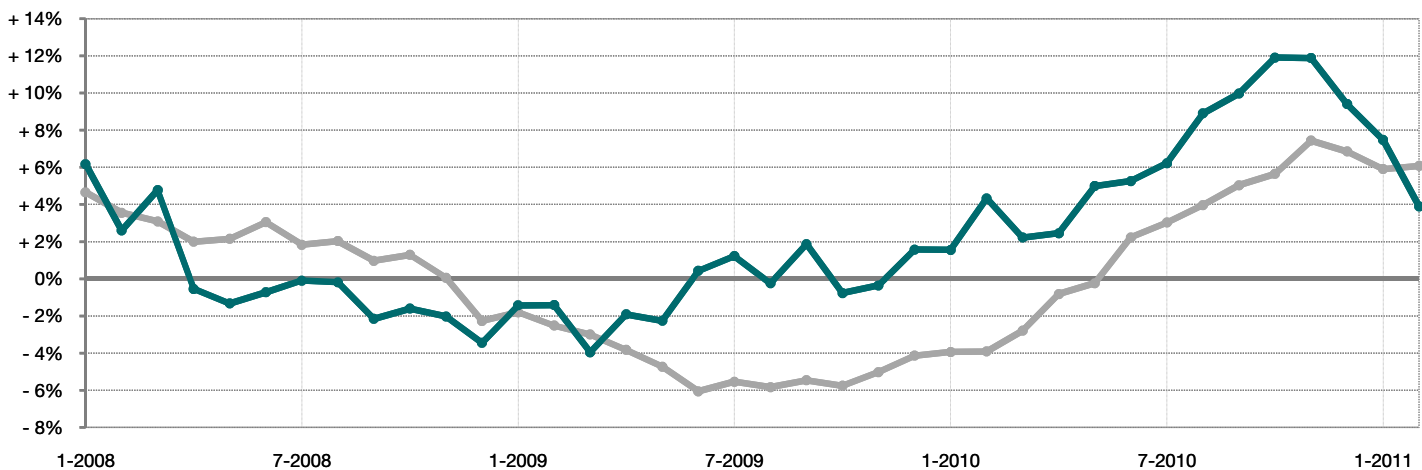
Year to Date

2010 2011



Change in Median Sales Price from Prior Year (6-Month Average)**

All MLS — Orange County —



** 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.