

Local Market Update – February 2011

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Wake County

- 20.1%

Change in
New Listings

- 4.3%

Change in
Closed Sales

+ 1.6%

Change in
Median Sales Price

February

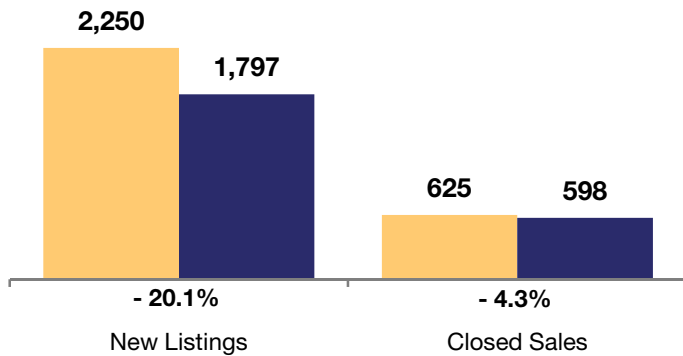
Year to Date

	2010	2011	+ / -	2010	2011	+ / -
New Listings	2,250	1,797	- 20.1%	4,454	3,412	- 23.4%
Closed Sales	625	598	- 4.3%	1,221	1,133	- 7.2%
Median Sales Price*	\$192,000	\$195,000	+ 1.6%	\$199,700	\$200,500	+ 0.4%
Average Sales Price*	\$234,638	\$233,249	- 0.6%	\$243,765	\$240,994	- 1.1%
Total Dollar Volume (in millions)*	\$146.6	\$139.5	- 4.9%	\$297.6	\$273.0	- 8.3%
Percent of Original List Price Received*	97.1%	96.5%	- 0.6%	96.8%	96.5%	- 0.3%
Days on Market Until Sale	102	114	+ 12.6%	105	119	+ 12.9%
Inventory of Homes for Sale	8,693	7,803	- 10.2%	--	--	--
Months Supply of Inventory	8.4	8.7	+ 3.8%	--	--	--

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

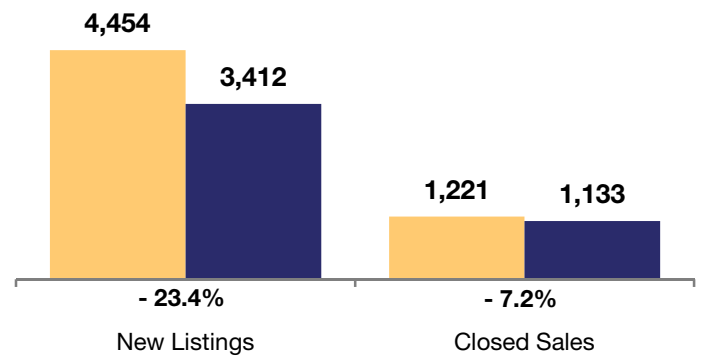
February

2010 2011



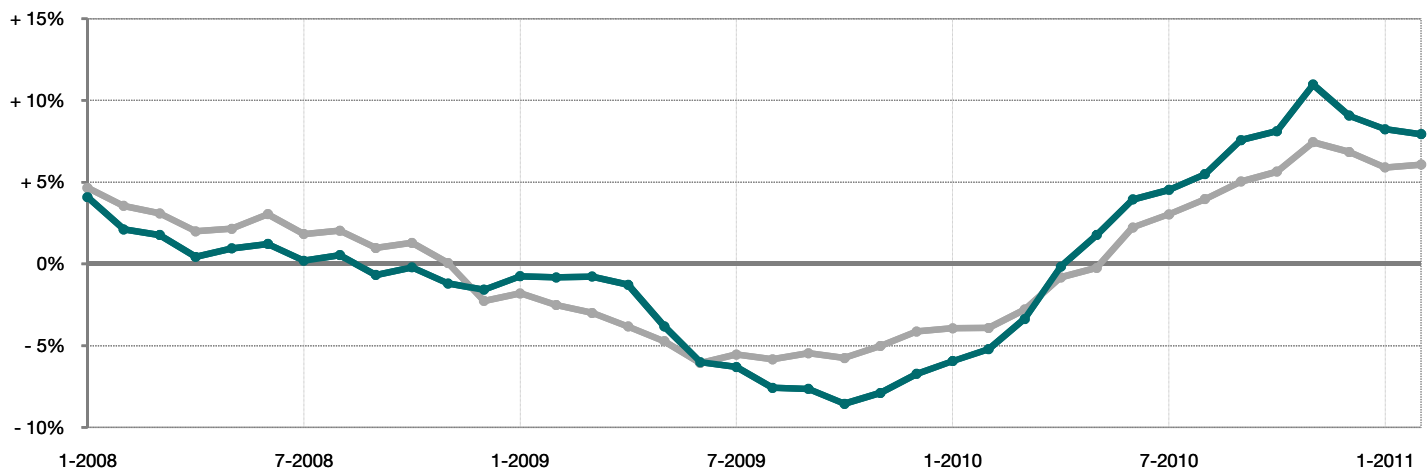
Year to Date

2010 2011



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

All MLS —
Wake 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.