

Local Market Update – August 2011

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



- 15.9%

+ 28.3%

- 4.8%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Durham County

August

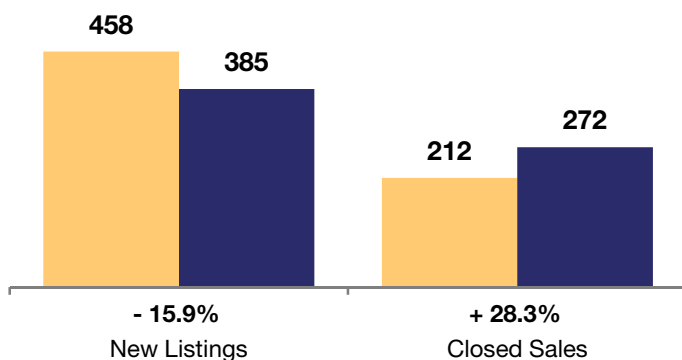
Year to Date

	2010	2011	+ / -	2010	2011	+ / -
New Listings	458	385	- 15.9%	4,714	3,873	- 17.8%
Closed Sales	212	272	+ 28.3%	2,158	1,917	- 11.2%
Median Sales Price*	\$177,950	\$169,450	- 4.8%	\$170,304	\$170,000	- 0.2%
Average Sales Price*	\$206,938	\$192,758	- 6.9%	\$190,498	\$191,775	+ 0.7%
Total Dollar Volume (in millions)*	\$43.9	\$52.4	+ 19.5%	\$410.8	\$366.7	- 10.7%
Percent of Original List Price Received*	91.1%	91.8%	+ 0.7%	93.0%	91.2%	- 1.9%
Percent of List Price Received*	95.8%	95.7%	- 0.1%	96.5%	95.8%	- 0.7%
Days on Market Until Sale	90	111	+ 24.2%	85	121	+ 41.5%
Inventory of Homes for Sale	2,515	1,983	- 21.2%	--	--	--
Months Supply of Inventory	9.6	8.9	- 7.8%	--	--	--

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

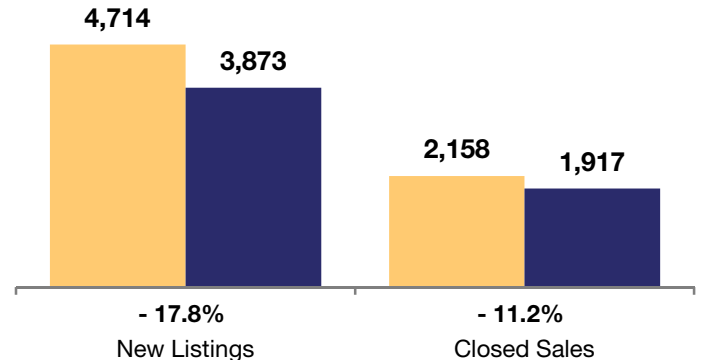
August

2010 2011

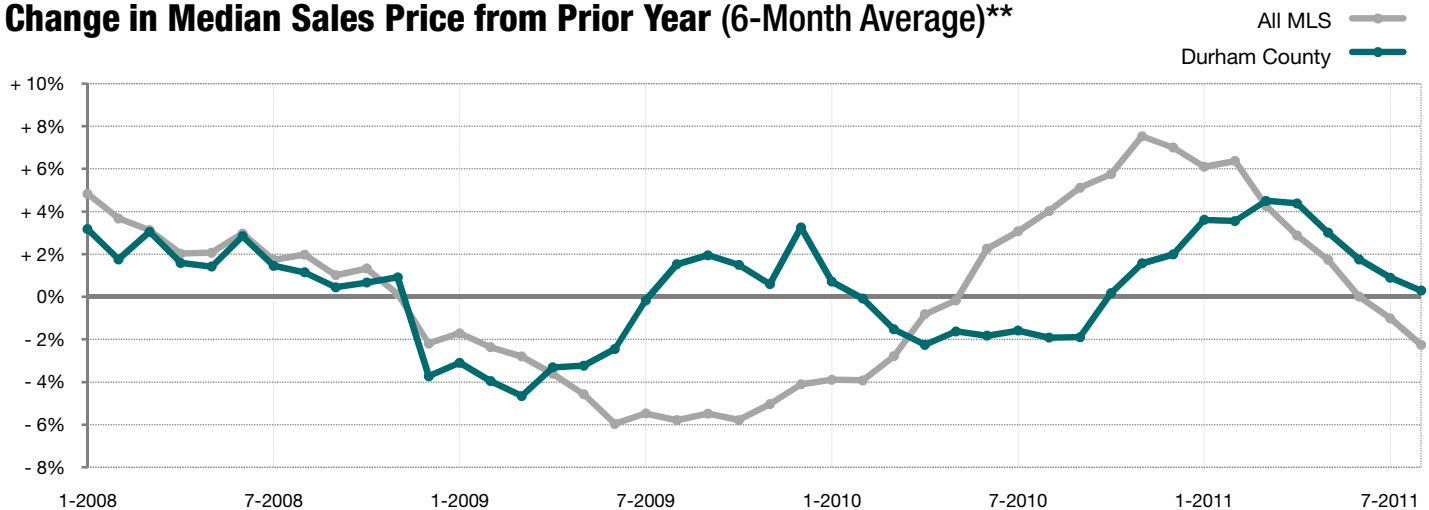


Year to Date

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.