

Local Market Update – May 2013

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Entire Triangle Region

+ 15.8%

Change in
New Listings

+ 31.8%

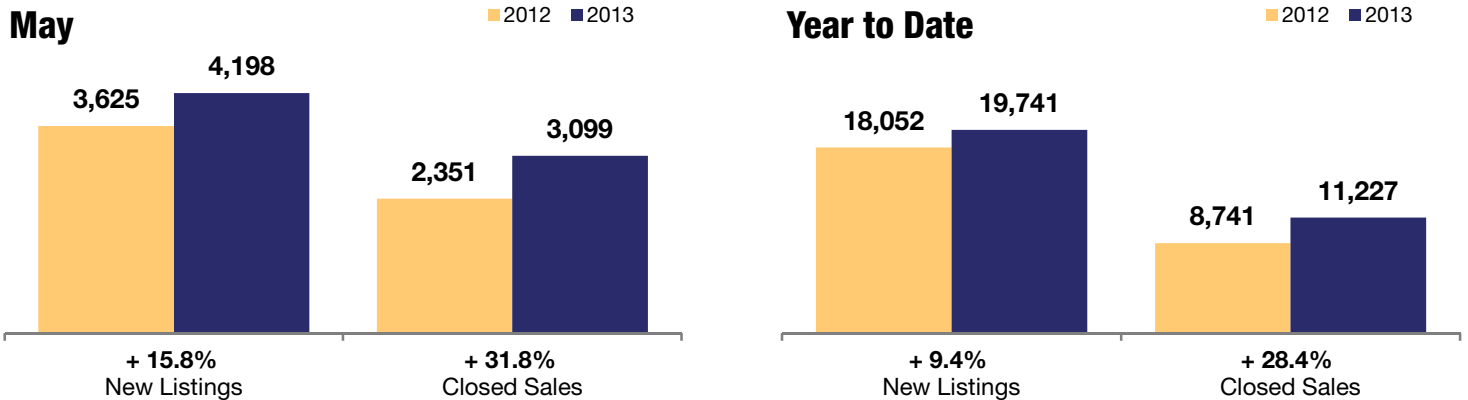
Change in
Closed Sales

+ 3.9%

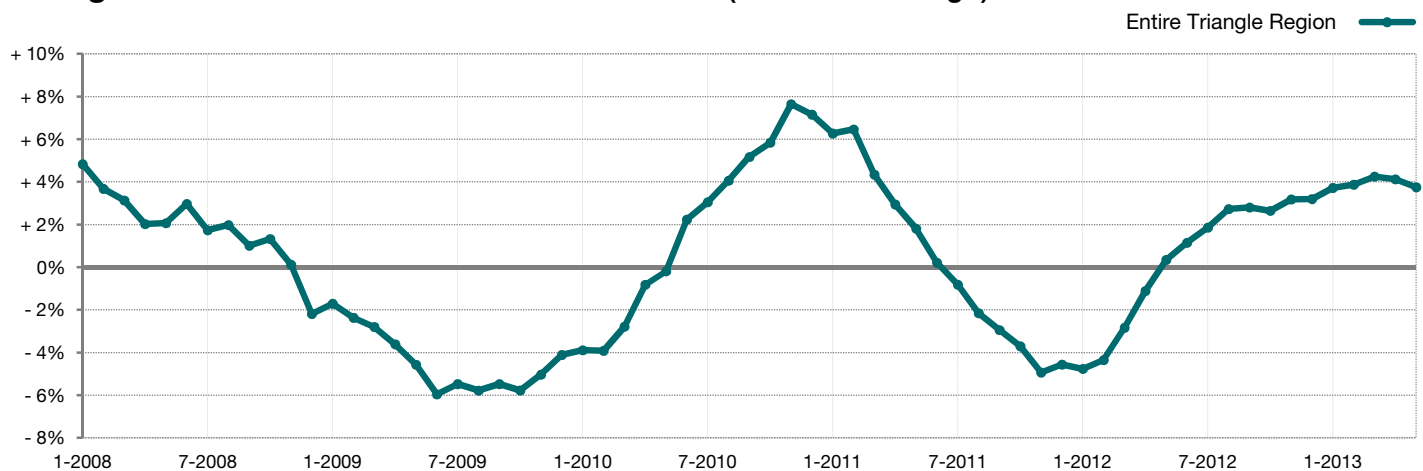
Change in
Median Sales Price

	May			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	3,625	4,198	+ 15.8%	18,052	19,741	+ 9.4%
Closed Sales	2,351	3,099	+ 31.8%	8,741	11,227	+ 28.4%
Median Sales Price*	\$194,900	\$202,500	+ 3.9%	\$185,000	\$192,000	+ 3.8%
Average Sales Price*	\$233,932	\$241,923	+ 3.4%	\$220,431	\$228,877	+ 3.8%
Total Dollar Volume (in millions)*	\$548.2	\$749.0	+ 36.6%	\$1,921.6	\$2,567.4	+ 33.6%
Percent of Original List Price Received*	94.5%	95.9%	+ 1.5%	93.1%	94.9%	+ 1.9%
Percent of List Price Received*	96.9%	97.6%	+ 0.7%	96.3%	97.1%	+ 0.9%
Days on Market Until Sale	114	99	- 13.8%	126	108	- 14.1%
Inventory of Homes for Sale	16,220	14,385	- 11.3%	--	--	--
Months Supply of Inventory	9.3	6.6	- 29.5%	--	--	--

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



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. | Current as of June 10, 2013. All data from Triangle Multiple Listing Service, Inc.. | Powered by 10K Research and Marketing.