

Local Market Update – May 2013

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



+ 27.8%

Change in
New Listings

+ 15.6%

Change in
Closed Sales

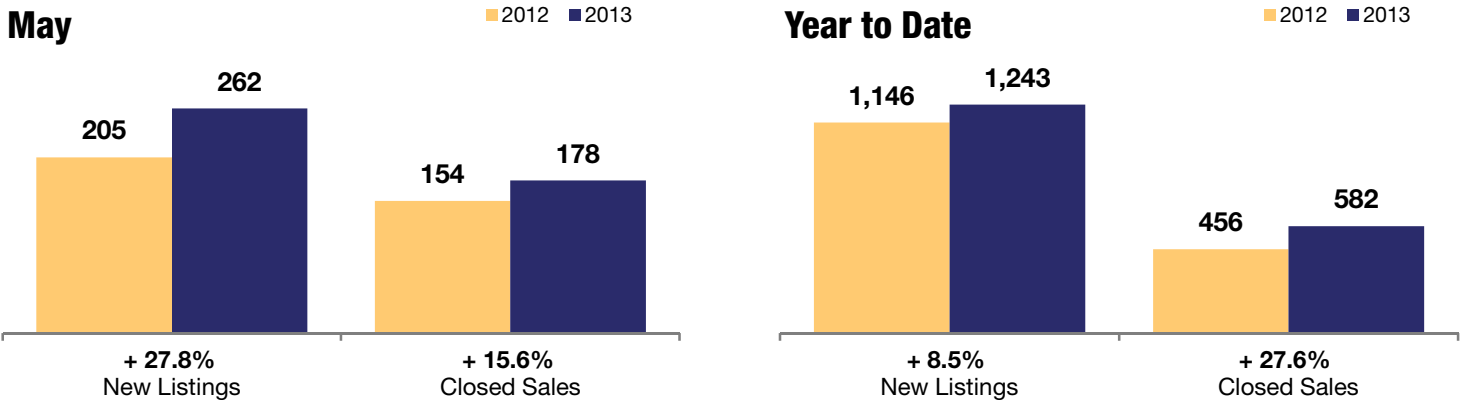
+ 10.5%

Change in
Median Sales Price

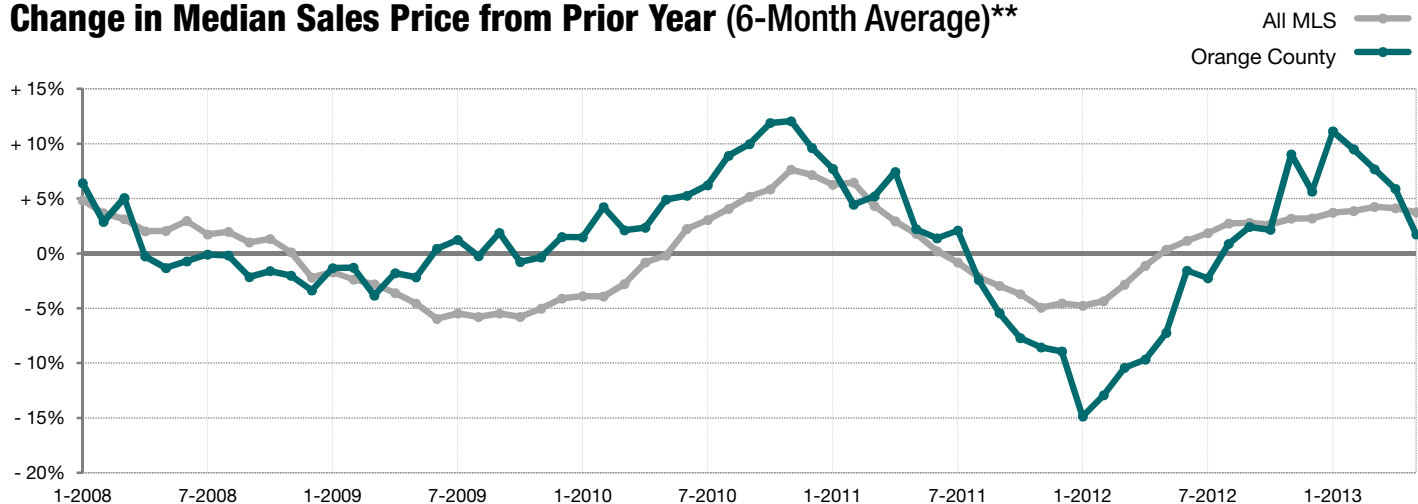
Orange County

	May			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	205	262	+ 27.8%	1,146	1,243	+ 8.5%
Closed Sales	154	178	+ 15.6%	456	582	+ 27.6%
Median Sales Price*	\$248,000	\$273,950	+ 10.5%	\$247,750	\$251,000	+ 1.3%
Average Sales Price*	\$304,019	\$338,532	+ 11.4%	\$306,771	\$318,061	+ 3.7%
Total Dollar Volume (in millions)*	\$46.8	\$60.3	+ 28.7%	\$139.9	\$185.1	+ 32.3%
Percent of Original List Price Received*	94.4%	94.7%	+ 0.3%	92.6%	93.6%	+ 1.1%
Percent of List Price Received*	97.5%	97.1%	- 0.4%	95.8%	96.4%	+ 0.7%
Days on Market Until Sale	111	111	+ 0.1%	135	126	- 6.8%
Inventory of Homes for Sale	1,099	989	- 10.0%	--	--	--
Months Supply of Inventory	11.7	8.5	- 27.6%	--	--	--

* 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.