



Residential Real Estate Sales Trends February 2008

(Based on properties listed in the Triangle MLS)

Single and Multifamily Homes Sold

	Durham	Johnston	Orange	Wake	Other*	Total Units
Feb-07	295	217	96	1,285	334	2,227
Mar-07	386	304	153	1,763	453	3,059
Apr-07	400	294	149	1,697	442	2,982
May-07	570	281	209	2,056	539	3,655
Jun-07	646	344	228	2,225	559	4,002
Jul-07	483	311	229	1,924	524	3,471
Aug-07	464	298	199	1,872	549	3,382
Sep-07	341	220	102	1,327	357	2,347
Oct-07	302	237	93	1,456	440	2,528
Nov-07	256	209	92	1,224	357	2,138
Dec-07	290	202	105	1,144	314	2,055
Jan-08	222	159	70	835	267	1,553
Feb-08	216	210	80	1,084	281	1,871
Total Units Year To Date	4,871	3,286	1,805	19,892	5,416	35,270

Single and Multifamily Homes Sold

	Durham	Johnston	Orange	Wake	Other*	Total Units
\$0 - \$79,999	20	11	2	37	43	113
\$80,000 - \$119,999	24	34	6	99	45	208
\$120,000 - \$159, 999	44	60	10	220	60	394
\$160,000 - \$199,999	52	45	11	176	53	337
\$200,000 - \$249,999	37	27	13	157	28	262
\$250,000 and over	39	33	38	395	52	557
Total Units	216	210	80	1,084	281	1,871
Total Dollar Value	\$41,706,110	\$38,352,455	\$26,682,160	\$281,283,307	\$69,178,835	\$457,202,867
Average Price	\$193,084	\$182,631	\$333,527	\$259,486	\$246,188	\$244,363
Median Price	\$166,600	\$154,000	\$209,900	\$177,300	\$133,000	

Other* is all remaining areas.



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Days on The Market

	Durham	Johnston	Orange	Wake	Other*	Total
0-30	59	40	19	299	41	458
31-60	37	32	14	187	55	325
61-90	27	25	14	129	45	240
91-120	19	32	11	135	35	232
120 & Over	67	75	20	302	97	561
No DOM Given	6	5	2	30	7	50

Financing of Sales

	Durham	Johnston	Orange	Wake	Other*	Total
Conventional	152	128	61	817	167	1,325
FHA	19	37	3	88	37	184
VA	6	19	0	22	20	67
Cash	35	20	11	96	53	215
Assume	0	0	0	2	0	2
Other	4	6	5	59	4	78

Sales By Zip Code

23927	1	27520	61	27581	4	27834	1
26526	1	27521	2	27583	6	27856	2
27215	7	27522	10	27587	73	27873	1
27217	3	27523	5	27589	1	27882	1
27231	2	27524	8	27591	18	27886	1
27243	2	27525	18	27592	16	27896	1
27249	1	27526	59	27596	14	28323	3
27253	4	27527	39	27597	18	28326	1
27258	2	27529	65	27601	5	28328	1
27278	14	27530	2	27603	41	28334	7
27291	1	27534	1	27604	56	28339	1
27302	13	27536	9	27605	8	28344	1
27312	16	27537	9	27606	43	28366	1
27330	8	27539	34	27607	10	28376	1
27332	17	27540	46	27608	24	28385	1
27343	1	27541	1	27609	22	28428	1
27344	9	27542	2	27610	103	28512	1
27349	1	27544	1	27612	42		
27376	1	27545	31	27613	44		
27501	25	27546	6	27614	37		
27502	50	27549	20	27615	48		
27503	2	27551	1	27616	55		
27504	13	27557	2	27617	29		
27505	1	27560	28	27701	10		
27506	1	27563	1	27703	51		
27507	1	27565	9	27704	35		
27510	4	27568	1	27705	21		
27511	30	27569	3	27707	22		
27513	45	27571	5	27712	18		
27514	18	27572	4	27713	51		
27516	24	27573	4	27803	1		
27517	20	27574	8	27804	2		
27518	7	27576	12	27807	1		
27519	43	27577	18	27830	2		

Other* is all remaining areas.



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Average Residential Closing Price

	Durham	Johnston	Orange	Wake	Other*	Total Price
Feb-07	\$ 201,298	\$ 179,526	\$ 322,695	\$ 264,355	\$ 175,400	\$ 236,910
Mar-07	\$ 199,190	\$ 174,714	\$ 315,779	\$ 255,238	\$ 191,574	\$ 233,763
Apr-07	\$ 194,259	\$ 174,356	\$ 319,394	\$ 253,649	\$ 188,874	\$ 231,549
May-07	\$ 199,538	\$ 178,942	\$ 326,241	\$ 265,936	\$ 179,771	\$ 239,635
Jun-07	\$ 199,001	\$ 176,816	\$ 344,894	\$ 270,481	\$ 180,730	\$ 242,594
Jul-07	\$ 192,988	\$ 191,599	\$ 331,239	\$ 276,412	\$ 189,892	\$ 247,760
Aug-07	\$ 199,729	\$ 181,348	\$ 379,777	\$ 272,977	\$ 189,467	\$ 247,582
Sep-07	\$ 192,696	\$ 186,175	\$ 375,762	\$ 265,662	\$ 203,141	\$ 242,885
Oct-07	\$ 191,503	\$ 183,779	\$ 396,985	\$ 261,279	\$ 198,940	\$ 239,820
Nov-07	\$ 197,170	\$ 184,345	\$ 317,788	\$ 265,911	\$ 208,286	\$ 242,316
Dec-07	\$ 216,620	\$ 179,583	\$ 358,208	\$ 252,981	\$ 198,113	\$ 237,628
Jan-08	\$ 201,237	\$ 182,457	\$ 332,242	\$ 258,667	\$ 184,594	\$ 233,236
Feb-08	\$ 193,084	\$ 182,631	\$ 333,527	\$ 259,486	\$ 246,188	\$ 244,363

Single & Multifamily Homes Sold Total Dollar Sales

	Durham	Johnston	Orange	Wake	Other*	Total Sales
Feb-07	\$ 59,382,840	\$ 38,957,181	\$ 30,978,717	\$ 339,696,213	\$ 58,583,749	\$ 527,598,700
Mar-07	\$ 76,887,460	\$ 53,113,162	\$ 48,314,146	\$ 449,984,315	\$ 86,782,933	\$ 715,082,016
Apr-07	\$ 77,703,729	\$ 51,260,786	\$ 47,589,746	\$ 430,441,837	\$ 83,482,156	\$ 690,478,254
May-07	\$ 113,736,883	\$ 50,282,795	\$ 68,184,349	\$ 546,765,432	\$ 96,896,469	\$ 875,865,928
Jun-07	\$ 128,554,724	\$ 60,824,783	\$ 78,635,879	\$ 601,819,487	\$ 101,028,143	\$ 970,863,016
Jul-07	\$ 93,213,238	\$ 59,587,312	\$ 75,853,645	\$ 531,817,204	\$ 99,503,648	\$ 859,975,047
Aug-07	\$ 92,674,074	\$ 54,041,724	\$ 75,575,714	\$ 511,012,978	\$ 104,017,416	\$ 837,321,906
Sep-07	\$ 65,709,337	\$ 40,958,456	\$ 38,327,753	\$ 352,534,012	\$ 72,521,413	\$ 570,050,971
Oct-07	\$ 57,833,775	\$ 43,555,657	\$ 36,919,595	\$ 380,422,074	\$ 87,533,420	\$ 606,264,521
Nov-07	\$ 50,475,403	\$ 38,528,185	\$ 29,236,535	\$ 325,474,518	\$ 74,357,958	\$ 518,072,599
Dec-07	\$ 62,819,818	\$ 36,275,774	\$ 37,611,867	\$ 289,409,985	\$ 62,207,438	\$ 488,324,882
Jan-08	\$ 44,674,685	\$ 29,010,689	\$ 23,256,919	\$ 215,986,551	\$ 49,286,648	\$ 362,215,492
Feb-08	\$ 41,706,110	\$ 38,352,455	\$ 26,682,160	\$ 281,283,307	\$ 69,178,835	\$ 457,202,867

Other* is all remaining areas.



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Number of Active Residential Listings

	Durham	Johnston	Orange	Wake	Other*	TOTALS
Feb-07	2,193	1,556	738	6,675	3,726	14,888
Mar-07	2,319	1,614	784	6,928	3,919	15,564
Apr-07	2,260	1,700	828	7,052	3,980	15,820
May-07	2,250	1,733	835	7,139	4,004	15,961
Jun-07	2,258	1,823	846	7,270	4,118	16,315
Jul-07	2,281	1,841	856	7,663	4,145	16,786
Aug-07	2,308	1,895	869	8,098	4,219	17,389
Sep-07	2,348	1,994	880	8,452	4,255	17,929
Oct-07	2,301	2,045	882	8,306	4,347	17,881
Nov-07	2,187	2,001	804	8,115	4,264	17,371
Dec-07	2,053	1,967	770	8,104	4,133	17,027
Jan-08	2,185	1,943	834	8,495	4,362	17,819
Feb-08	2,385	1,977	890	8,943	4,425	18,620

Other* is all remaining areas.