



## Residential Real Estate Sales Trends

### January 2008

(Based on properties listed in the Triangle MLS)

#### Single and Multifamily Homes Sold

	Durham	Johnston	Orange	Wake	Other*	Total Units
Jan-07	274	208	94	1,250	357	2,183
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
<b>Total Units Year To Date</b>	<b>4,929</b>	<b>3,284</b>	<b>1,819</b>	<b>20,058</b>	<b>5,492</b>	<b>35,582</b>

#### Single and Multifamily Homes Sold

	Durham	Johnston	Orange	Wake	Other*	Total Units
\$0 - \$79,999	35	9	4	37	55	140
\$80,000 - \$119,999	24	23	4	59	41	151
\$120,000 - \$159,999	43	45	10	171	51	320
\$160,000 - \$199,999	37	30	13	141	36	257
\$200,000 - \$249,999	30	20	8	99	27	184
\$250,000 and over	53	32	31	328	57	501
<b>Total Units</b>	<b>222</b>	<b>159</b>	<b>70</b>	<b>835</b>	<b>267</b>	<b>1,553</b>
<b>Total Dollar Value</b>	<b>\$44,674,685</b>	<b>\$29,010,689</b>	<b>\$23,256,919</b>	<b>\$215,986,551</b>	<b>\$49,286,648</b>	<b>\$362,215,492</b>
<b>Average Price</b>	<b>\$201,237</b>	<b>\$182,457</b>	<b>\$332,242</b>	<b>\$258,667</b>	<b>\$184,594</b>	<b>\$233,236</b>
<b>Median Price</b>	<b>\$164,900</b>	<b>\$149,900</b>	<b>\$188,000</b>	<b>\$175,000</b>	<b>\$131,500</b>	

Other\* is all remaining areas.



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### Days on The Market

	Durham	Johnston	Orange	Wake	Other*	Total
<b>0-30</b>	53	27	16	200	48	344
<b>31-60</b>	40	28	11	146	46	271
<b>61-90</b>	38	26	6	117	35	222
<b>91-120</b>	24	21	9	100	38	192
<b>120 &amp; Over</b>	67	50	26	229	89	461
<b>No DOM Given</b>	0	6	2	32	11	51

### Financing of Sales

	Durham	Johnston	Orange	Wake	Other*	Total
<b>Conventional</b>	156	109	55	650	151	1,121
<b>FHA</b>	23	27	0	53	35	138
<b>VA</b>	2	10	0	24	14	50
<b>Cash</b>	38	13	14	78	58	201
<b>Assume</b>	0	0	1	0	0	1
<b>Other</b>	3	0	0	30	9	42

### Sales By Zip Code

23927	1	27518	16	27583	8	27834	1
23964	1	27519	30	27587	51	27837	1
27214	1	27520	46	27589	3	27851	1
27215	5	27521	6	27591	16	27856	4
27217	2	27522	15	27592	16	27858	1
27243	3	27523	7	27593	1	27863	1
27244	1	27524	6	27596	19	27864	1
27252	1	27525	14	27597	21	27873	1
27253	3	27526	70	27601	3	27880	2
27258	3	27527	31	27603	47	27882	1
27278	10	27529	40	27604	38	27891	1
27291	2	27536	6	27605	4	27893	1
27298	2	27537	9	27606	17	28301	1
27302	13	27539	30	27607	16	28304	1
27305	1	27540	34	27608	4	28305	1
27312	13	27542	3	27609	30	28328	2
27320	1	27544	1	27610	67	28334	11
27330	7	27545	26	27612	25	28339	2
27332	9	27546	6	27613	51	28390	1
27344	3	27549	11	27614	33		
27349	2	27553	1	27615	33		
27355	1	27557	3	27616	52		
27439	1	27560	23	27617	11		
27501	11	27563	1	27701	15		
27502	29	27565	11	27703	41		
27503	4	27568	1	27704	29		
27504	9	27569	4	27705	25		
27509	1	27571	2	27707	35		
27510	6	27572	5	27712	24		
27511	19	27573	4	27713	37		
27513	26	27574	2	27801	1		
27514	16	27576	7	27804	3		
27516	21	27577	16	27809	1		
27517	20	27581	3	27822	2		

Other\* is all remaining areas.



## Residential Real Estate Sales Trends

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(Based on properties listed in the Triangle MLS)

#### Average Residential Closing Price

	Durham	Johnston	Orange	Wake	Other*	Total Price
Jan-07	\$ 201,172	\$ 173,305	\$ 342,815	\$ 242,275	\$ 182,238	\$ 225,056
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

#### Single & Multifamily Homes Sold Total Dollar Sales

	Durham	Johnston	Orange	Wake	Other*	Total Sales
Jan-07	\$ 55,121,140	\$ 36,047,378	\$ 32,224,637	\$ 302,844,338	\$ 65,059,105	\$ 491,296,598
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

Other\* is all remaining areas.



# Residential Real Estate Sales Trends

## January 2008

*(Based on properties listed in the Triangle MLS)*

### Number of Active Residential Listings

	Durham	Johnston	Orange	Wake	Other*	TOTALS
<b>Jan-07</b>	2,028	1,570	658	6,490	3,602	14,348
<b>Feb-07</b>	2,193	1,556	738	6,675	3,726	14,888
<b>Mar-07</b>	2,319	1,614	784	6,928	3,919	15,564
<b>Apr-07</b>	2,260	1,700	828	7,052	3,980	15,820
<b>May-07</b>	2,250	1,733	835	7,139	4,004	15,961
<b>Jun-07</b>	2,258	1,823	846	7,270	4,118	16,315
<b>Jul-07</b>	2,281	1,841	856	7,663	4,145	16,786
<b>Aug-07</b>	2,308	1,895	869	8,098	4,219	17,389
<b>Sep-07</b>	2,348	1,994	880	8,452	4,255	17,929
<b>Oct-07</b>	2,301	2,045	882	8,306	4,347	17,881
<b>Nov-07</b>	2,187	2,001	804	8,115	4,264	17,371
<b>Dec-07</b>	2,053	1,967	770	8,104	4,133	17,027
<b>Jan-08</b>	2,185	1,943	834	8,495	4,362	17,819

**Other\*** is all remaining areas.