

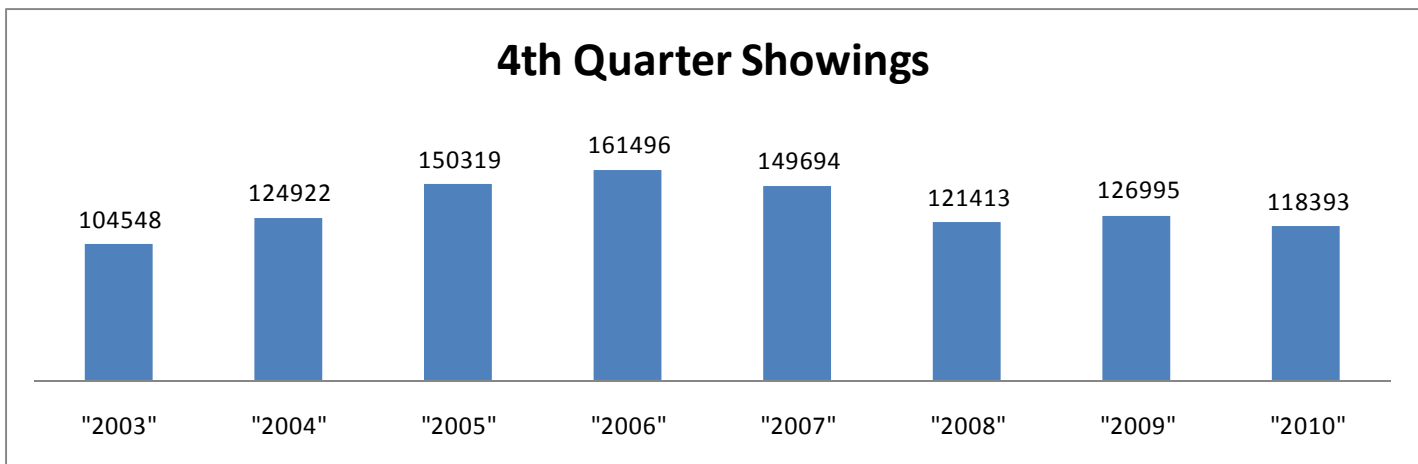
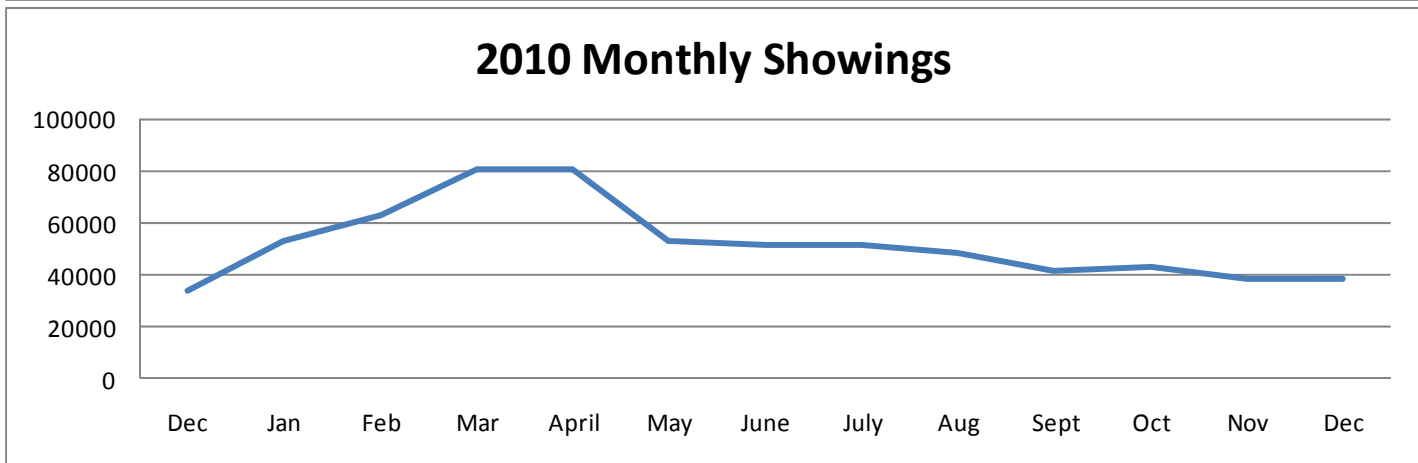
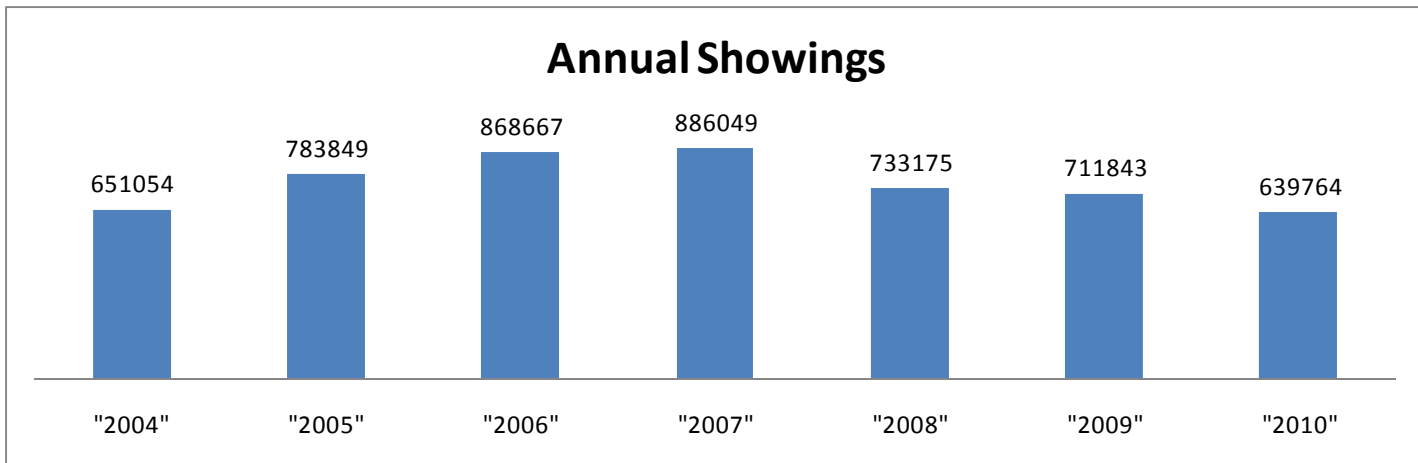
Market Update

SUMMARY OF RESIDENTIAL ACTIVITY



TRIANGLE MLS™
MULTIPLE LISTING SERVICES

The graphs on this page illustrate showing activity within TMLS, as reported by CSS. The top graph illustrates the number of annual showings during the past 7 years. The middle graph illustrates the total number of monthly showings during 2010. The bottom graph illustrates the number of fourth quarter showings during the past 8 years.



Market Statistics

Area	Class	12/09List	12/10List	%Change	12/09Show	12/10Show	%Change	ShowList
Cary,Apex,Mo'Ville(z5/10/15)	Area Total	1367	1266	-7%	3784	2939	-22%	2
Durham County(z101-129)	Area Total	1738	1923	11%	2959	2697	-9%	1
N.Raleigh/FallsLake(z2/7)	Area Total	1562	1454	-7%	3731	2664	-29%	2
SWCary/H'Sprgs/FV(z9/16/17)	Area Total	1081	1041	-4%	1893	1477	-22%	1
WakeForest(z14/21)	Area Total	924	975	6%	1480	1432	-3%	1
Johnston County(z325)	Area Total	1530	1399	-9%	1494	1228	-18%	1
ITB(z1/4)	Area Total	880	783	-11%	1393	1139	-18%	1
Chapel Hill/Carrboro(z201-209/224/228)	Area Total	509	528	4%	1141	955	-16%	2
SERal/Garner(z3,6)	Area Total	629	614	-2%	860	542	-37%	1
Chatham County(z305)	Area Total	627	619	-1%	645	525	-19%	1
N.E.Ral(z8)	Area Total	471	440	-7%	756	510	-33%	1
East Wake(z11/12/13)	Area Total	396	437	10%	443	421	-5%	1
Group Summary		11714	11479	-2%	20579	16529	-20%	1

Most shown by price point/area	Class	12/09List	12/10List	%Change	12/09Show	12/10Show	%Change	ShowList
Durham County(z101-129)	0-149.9	462	596	29%	774	802	4%	1
Cary,Apex,Mo'Ville(z5/10/15)	200-299.9	262	267	2%	1038	653	-37%	2
N.Raleigh/FallsLake(z2/7)	Townhouse	387	387	0%	934	632	-32%	2
Cary,Apex,Mo'Ville(z5/10/15)	300-399.9	230	207	-10%	806	618	-23%	3
Durham County(z101-129)	200-299.9	305	343	12%	754	563	-25%	2
Durham County(z101-129)	150-199.9	252	355	41%	497	557	12%	2
N.Raleigh/FallsLake(z2/7)	200-299.9	264	266	1%	817	521	-36%	2
Cary,Apex,Mo'Ville(z5/10/15)	Townhouse	345	314	-9%	653	501	-23%	2
Johnston County(z325)	0-149.9	536	554	3%	535	465	-13%	1
N.Raleigh/FallsLake(z2/7)	300-399.9	185	190	3%	501	419	-16%	2
SWCary/H'Sprgs/FV(z9/16/17)	200-299.9	328	294	-10%	495	407	-18%	1
WakeForest(z14/21)	200-299.9	214	253	18%	393	375	-5%	1
SERal/Garner(z3,6)	0-149.9	306	321	5%	551	356	-35%	1
Cary,Apex,Mo'Ville(z5/10/15)	400-499.9	129	102	-21%	323	322	0%	3
Cary,Apex,Mo'Ville(z5/10/15)	150-199.9	81	103	27%	318	321	1%	3

**SHOWINGS REPORT
TRIANGLE M.L.S.**

The following pertains to the M.L.S. information presented in the report;

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Market Update

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Showing Stats by Price Point/Location

The geographic area is followed by the price point, attached product is broken out. The next two columns present the number of active listings for the time period stated followed by the percentage change. The following two columns present the number of showings, followed by the percentage change. The last column presents the show/list ratio. The show/list ratio takes the number of showings and divides by the number of listings. The higher the ratio, the more lookers per listing.

Area	Class	12/09List	12/10List	%Change	12/09Show	12/10Show	%Change	ShowList
Cary,Apex,Mo'Ville(z5/10/15)	0-149.9	12	28	133%	27	75	178%	3
	150-199.9	81	103	27%	318	321	1%	3
	200-299.9	262	267	2%	1038	653	-37%	2
	300-399.9	230	207	-10%	806	618	-23%	3
	400-499.9	129	102	-21%	323	322	0%	3
	500-599.9	83	79	-5%	237	178	-25%	2
	600-799.9	75	51	-32%	158	120	-24%	2
	800-999.9	18	17	-6%	36	43	19%	3
	1ml+	30	20	-33%	36	22	-39%	1
	Condo	102	78	-24%	152	86	-43%	1
	Townhouse	345	314	-9%	653	501	-23%	2
Area Total		1367	1266	-7%	3784	2939	-22%	2
Area	Class	12/09List	12/10List	%Change	12/09Show	12/10Show	%Change	ShowList
SWCary/H'Sprgs/FV(z9/16/17)	0-149.9	64	109	70%	147	135	-8%	1
	150-199.9	171	189	11%	265	320	21%	2
	200-299.9	328	294	-10%	495	407	-18%	1
	300-399.9	208	209	0%	378	277	-27%	1
	400-499.9	115	101	-12%	266	196	-26%	2
	500-599.9	51	45	-12%	151	45	-70%	1
	600-799.9	48	33	-31%	51	30	-41%	1
	800-999.9	15	14	-7%	15	18	20%	1
	1ml+	12	9	-25%	8	6	-25%	1
	Condo	3	2	-33%	5	1	-80%	1
	Townhouse	66	36	-45%	112	42	-63%	1
Area Total		1081	1041	-4%	1893	1477	-22%	1
Area	Class	12/09List	12/10List	%Change	12/09Show	12/10Show	%Change	ShowList
ITB(z1/4)	0-149.9	33	31	-6%	68	75	10%	2
	150-199.9	54	60	11%	109	92	-16%	2
	200-299.9	87	96	10%	107	150	40%	2
	300-399.9	78	57	-27%	203	125	-38%	2
	400-499.9	51	43	-16%	120	87	-28%	2
	500-599.9	46	33	-28%	92	88	-4%	3
	600-799.9	77	39	-49%	142	83	-42%	2
	800-999.9	36	20	-44%	80	52	-35%	3
	1ml+	53	40	-25%	58	60	3%	2
	Condo	249	225	-10%	276	191	-31%	1
	Townhouse	116	139	20%	138	136	-1%	1
Area Total		880	783	-11%	1393	1139	-18%	1

Showing Stats by Price Point/Location

The geographic area is followed by the price point, attached product is broken out. The next two columns present the number of active listings for the time period stated followed by the percentage change. The following two columns present the number of showings, followed by the percentage change. The last column presents the show/list ratio. The show/list ratio takes the number of showings and divides by the number of listings. The higher the ratio, the more lookers per listing.

Area	Class	12/09List	12/10List	%Change	12/09Show	12/10Show	%Change	ShowList
N.Raleigh/FallsLake(z2/7)	0-149.9	23	34	48%	75	54	-28%	2
	150-199.9	70	113	61%	230	167	-27%	1
	200-299.9	264	266	1%	817	521	-36%	2
	300-399.9	185	190	3%	501	419	-16%	2
	400-499.9	134	120	-10%	301	292	-3%	2
	500-599.9	103	59	-43%	198	112	-43%	2
	600-799.9	124	87	-30%	247	170	-31%	2
	800-999.9	58	39	-33%	105	96	-9%	2
	1ml+	73	44	-40%	100	89	-11%	2
	Condo	141	115	-18%	223	112	-50%	1
	Townhouse	387	387	0%	934	632	-32%	2
Area Total		1562	1454	-7%	3731	2664	-29%	2
Area	Class	12/09List	12/10List	%Change	12/09Show	12/10Show	%Change	ShowList
N.E.Ral(z8)	0-149.9	95	113	19%	281	184	-35%	2
	150-199.9	119	128	8%	137	163	19%	1
	200-299.9	81	59	-27%	130	61	-53%	1
	300-399.9	6	4	-33%	5	1	-80%	0
	400-499.9	2	2	0%	1	2	100%	1
	500-599.9	1	2	100%	1	0	-100%	0
	600-799.9	0	0	n/a	0	0	n/a	n/a
	800-999.9	1	0	-100%	3	0	-100%	n/a
	1ml+	0	0	n/a	0	0	n/a	n/a
	Condo	16	19	19%	28	19	-32%	1
	Townhouse	150	113	-25%	170	80	-53%	1
Area Total		471	440	-7%	756	510	-33%	1
Area	Class	12/09List	12/10List	%Change	12/09Show	12/10Show	%Change	ShowList
WakeForest(z14/21)	0-149.9	40	71	78%	86	123	43%	2
	150-199.9	91	100	10%	146	234	60%	2
	200-299.9	214	253	18%	393	375	-5%	1
	300-399.9	182	205	13%	331	262	-21%	1
	400-499.9	99	92	-7%	198	156	-21%	2
	500-599.9	48	55	15%	64	115	80%	2
	600-799.9	62	31	-50%	99	35	-65%	1
	800-999.9	11	15	36%	23	20	-13%	1
	1ml+	32	20	-38%	35	15	-57%	1
	Condo	9	11	22%	5	0	-100%	0
	Townhouse	136	122	-10%	100	97	-3%	1
Area Total		924	975	6%	1480	1432	-3%	1

Showing Stats by Price Point/Location

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Area	Class	12/09List	12/10List	%Change	12/09Show	12/10Show	%Change	ShowList
SERal/Garner(z3,6)	0-149.9	306	321	5%	551	356	-35%	1
	150-199.9	143	117	-18%	159	84	-47%	1
	200-299.9	38	46	21%	24	26	8%	1
	300-399.9	27	20	-26%	43	7	-84%	0
	400-499.9	4	4	0%	5	5	0%	1
	500-599.9	0	0	n/a	0	0	n/a	n/a
	600-799.9	0	1	n/a	0	0	n/a	0
	800-999.9	2	1	-50%	1	0	-100%	0
	1ml+	0	0	n/a	0	0	n/a	n/a
	Condo	37	37	0%	28	26	-7%	1
Townhouse	72	67	-7%	49	38	-22%	1	
Area Total	629	614	-2%	860	542	-37%	1	
Area	Class	12/09List	12/10List	%Change	12/09Show	12/10Show	%Change	ShowList
East Wake(z11/12/13)	0-149.9	123	193	57%	187	209	12%	1
	150-199.9	77	94	22%	78	65	-17%	1
	200-299.9	89	78	-12%	74	110	49%	1
	300-399.9	45	31	-31%	37	17	-54%	1
	400-499.9	20	17	-15%	18	15	-17%	1
	500-599.9	8	5	-38%	10	0	-100%	0
	600-799.9	1	2	100%	1	1	0%	1
	800-999.9	0	0	n/a	0	0	n/a	n/a
	1ml+	1	1	0%	1	0	-100%	0
	Condo	1	1	0%	0	0	n/a	0
Townhouse	31	15	-52%	37	4	-89%	0	
Area Total	396	437	10%	443	421	-5%	1	
Area	Class	12/09List	12/10List	%Change	12/09Show	12/10Show	%Change	ShowList
Chatham County(z305)	0-149.9	98	96	-2%	50	50	0%	1
	150-199.9	42	53	26%	33	33	0%	1
	200-299.9	77	106	38%	80	114	43%	1
	300-399.9	77	82	6%	105	98	-7%	1
	400-499.9	80	76	-5%	100	76	-24%	1
	500-599.9	72	60	-17%	88	61	-31%	1
	600-799.9	89	59	-34%	88	53	-40%	1
	800-999.9	28	21	-25%	20	13	-35%	1
	1ml+	29	23	-21%	10	5	-50%	0
	Condo	3	2	-33%	5	0	-100%	0
Townhouse	32	41	28%	66	22	-67%	1	
Area Total	627	619	-1%	645	525	-19%	1	

Showing Stats by Price Point/Location

The geographic area is followed by the price point, attached product is broken out. The next two columns present the number of active listings for the time period stated followed by the percentage change. The following two columns present the number of showings, followed by the percentage change. The last column presents the show/list ratio. The show/list ratio takes the number of showings and divides by the number of listings. The higher the ratio, the more lookers per listing.

Area	Class	12/09List	12/10List	%Change	12/09Show	12/10Show	%Change	ShowList
Durham County(z101-129)	0-149.9	462	596	29%	774	802	4%	1
	150-199.9	252	355	41%	497	557	12%	2
	200-299.9	305	343	12%	754	563	-25%	2
	300-399.9	158	121	-23%	289	187	-35%	2
	400-499.9	73	60	-18%	90	98	9%	2
	500-599.9	25	21	-16%	55	25	-55%	1
	600-799.9	31	20	-35%	51	44	-14%	2
	800-999.9	19	13	-32%	19	34	79%	3
	1ml+	20	15	-25%	5	15	200%	1
	Condo	109	114	5%	82	70	-15%	1
Townhouse	284	265	-7%	343	302	-12%	1	
Area Total	1738	1923	11%	2959	2697	-9%	1	
Area	Class	12/09List	12/10List	%Change	12/09Show	12/10Show	%Change	ShowList
Chapel Hill/Carrboro(z201-209/224/228)	0-149.9	6	10	67%	10	12	20%	1
	150-199.9	14	24	71%	30	38	27%	2
	200-299.9	56	60	7%	175	115	-34%	2
	300-399.9	44	49	11%	153	151	-1%	3
	400-499.9	49	59	20%	173	195	13%	3
	500-599.9	32	30	-6%	83	86	4%	3
	600-799.9	43	37	-14%	165	76	-54%	2
	800-999.9	15	20	33%	25	42	68%	2
	1ml+	37	25	-32%	37	34	-8%	1
	Condo	149	142	-5%	152	96	-37%	1
Townhouse	64	72	13%	138	110	-20%	2	
Area Total	509	528	4%	1141	955	-16%	2	
Area	Class	12/09List	12/10List	%Change	12/09Show	12/10Show	%Change	ShowList
Johnston County(z325)	0-149.9	536	554	3%	535	465	-13%	1
	150-199.9	351	302	-14%	334	314	-6%	1
	200-299.9	358	308	-14%	380	265	-30%	1
	300-399.9	114	88	-23%	126	82	-35%	1
	400-499.9	50	40	-20%	29	47	62%	1
	500-599.9	21	16	-24%	10	11	10%	1
	600-799.9	14	16	14%	4	3	-25%	0
	800-999.9	7	4	-43%	0	0	n/a	0
	1ml+	1	1	0%	0	0	n/a	0
	Condo	8	7	-13%	2	1	-50%	0
Townhouse	70	63	-10%	74	40	-46%	1	
Area Total	1530	1399	-9%	1494	1228	-18%	1	

Top Shown Developments

SD	4th Quarter Showings	Avg LP	Avg DOM	Show List
Wakefield	1080	\$511,927	183	4
Preston	822	\$545,185	155	5
Heritage Wake Forest	603	\$333,957	141	3
Lochmere	553	\$390,901	133	6
Hedingham	393	\$153,351	127	3
Brier Creek	392	\$398,541	133	3
Woodcroft	386	\$179,744	133	3
Hope Valley Farms	364	\$198,287	124	4
Bedford at Falls River	357	\$353,760	132	4
Sunset Ridge	321	\$365,419	164	3
Governors Club	300	\$672,033	222	3
The Park At West Lake	288	\$381,661	133	4
The Preserve at Jordan Lak	255	\$618,967	199	3
Grove Park	234	\$182,736	147	2
Southern Village	228	\$445,604	181	4
Fearrington	227	\$314,592	164	4
North Ridge	226	\$422,897	139	3
Glen Laurel	225	\$293,578	209	3
Cary Park	221	\$327,538	218	3
Falls River	215	\$255,753	127	4
Sunset Oaks	215	\$362,102	171	3
Budleigh	208	\$895,346	398	3
Treyburn	204	\$433,220	263	3
Harrington Grove	195	\$230,873	124	4
Amberly	193	\$351,937	213	4
Greystone	192	\$334,246	159	5
Massey Preserve	191	\$208,665	177	5
North Hills	191	\$336,527	113	5
Riverside	191	\$203,412	166	4
Five Points	190	\$410,919	178	5
Group Summary	67875	\$291,069	154	3

The table above presents the top shown developments during fourth quarter of 2010. The number of showings stated are the cumulative amount for each TMLS number. The data is for listings with an **active status**. The data is reported in the following columns; total number of showings for the active listings, the total number of listings, the average list price, the average days on market for the current inventory and the show list ratio. The bottom graph presents the areas with the most amount of showings during the fourth quarter of 2010.

