



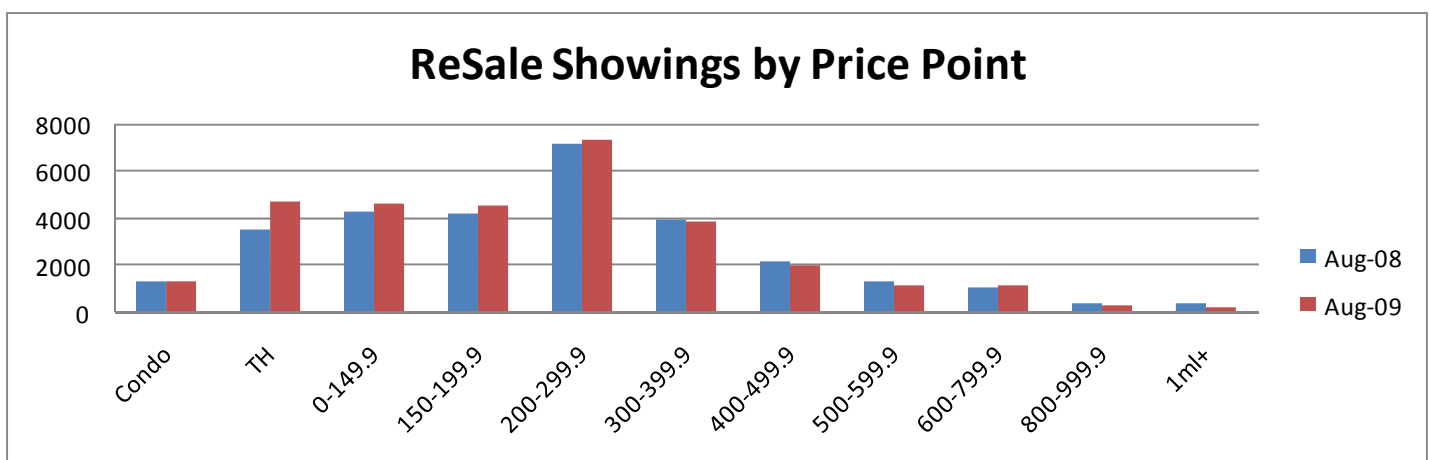
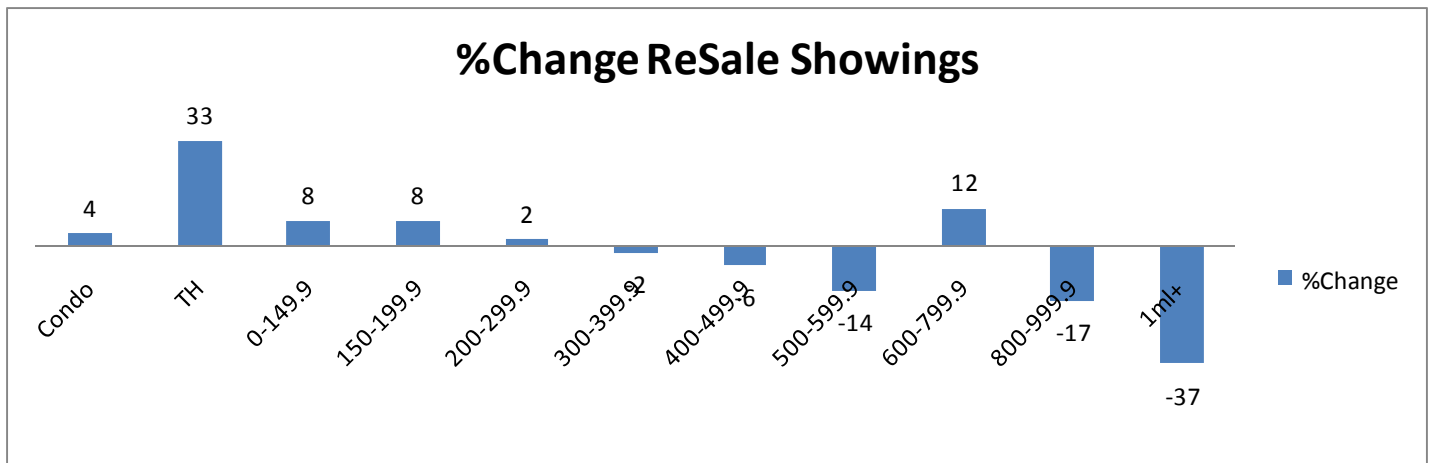
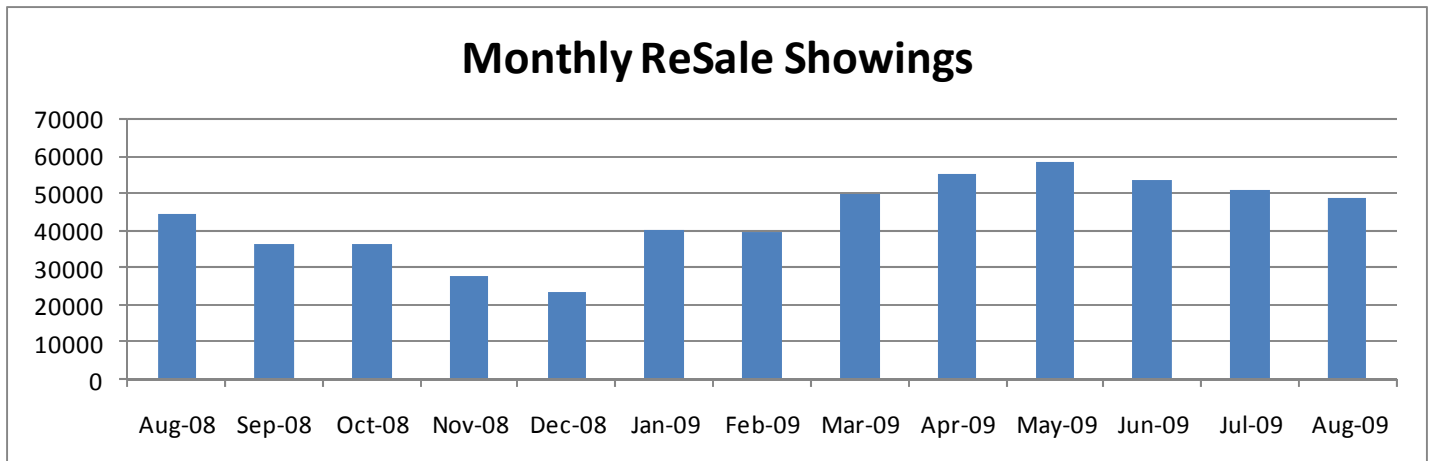
# Report

Triangle Area Residential Realty



ReSale Showings  
August 2009

The graphs on this page illustrate re-sale home showing activity within TMLS, as reported by CSS. The top graph reflects the number of monthly showings during the past 13 months. The middle graph illustrates the percentage change in monthly showings by price point. The bottom graph illustrates the total number of August showings by price point.



# Market Statistics

Top Showings by Area	Class	8/08List	8/09List	%Change	8/08Show	8/09Show	%Change	ShowList
Cary,Apex,Mo'Ville(z5/10/15)	Area Total	1051	1221	16%	6117	5936	-3%	5
N.Raleigh/FallsLake(z2/7)	Area Total	1396	1428	2%	5113	5483	7%	4
Durham County(z101-129)	Area Total	1602	1514	-5%	4510	4670	4%	3
SWCary/H'Sprgs/FV(z9/16/17)	Area Total	809	786	-3%	2614	2624	0%	3
WakeForest(z14/21)	Area Total	756	686	-9%	1957	2426	24%	4
Johnston County(z325)	Area Total	1121	1119	0%	1879	2208	18%	2
ITB(z1/4)	Area Total	661	756	14%	1987	2113	6%	3
Chapel Hill/Carrboro(z201-209/224/228)	Area Total	433	487	12%	1712	1643	-4%	3
N.E.Ral(z8)	Area Total	442	400	-10%	1411	1528	8%	4
SERal/Garner(z3,6)	Area Total	490	468	-4%	1143	1238	8%	3
East Wake(z11/12/13)	Area Total	314	269	-14%	803	846	5%	3
Chatham County(z305)	Area Total	429	503	17%	678	773	14%	2
<b>Group Summary</b>		<b>9504</b>	<b>9637</b>	<b>1%</b>	<b>29924</b>	<b>31488</b>	<b>5%</b>	<b>3</b>

Top Shown Price Points	Class	8/08List	8/09List	%Change	8/08Show	8/09Show	%Change	ShowList
Cary,Apex,Mo'Ville(z5/10/15)	200-299.9	272	295	8%	1971	1765	-10%	6
N.Raleigh/FallsLake(z2/7)	Townhouse	332	334	1%	1203	1504	25%	5
N.Raleigh/FallsLake(z2/7)	200-299.9	244	283	16%	1209	1362	13%	5
Durham County(z101-129)	0-149.9	474	401	-15%	1089	1196	10%	3
Cary,Apex,Mo'Ville(z5/10/15)	300-399.9	233	244	5%	1236	1190	-4%	5
Durham County(z101-129)	200-299.9	347	304	-12%	1242	1151	-7%	4
Cary,Apex,Mo'Ville(z5/10/15)	Townhouse	154	228	48%	738	1100	49%	5
Durham County(z101-129)	150-199.9	261	250	-4%	916	912	0%	4
Johnston County(z325)	0-149.9	441	431	-2%	844	908	8%	2
SWCary/H'Sprgs/FV(z9/16/17)	200-299.9	246	241	-2%	815	810	-1%	3
SERal/Garner(z3,6)	0-149.9	258	266	3%	711	768	8%	3
N.Raleigh/FallsLake(z2/7)	300-399.9	194	187	-4%	755	703	-7%	4
WakeForest(z14/21)	200-299.9	177	167	-6%	438	690	58%	4
Durham County(z101-129)	Townhouse	175	197	13%	509	610	20%	3
Johnston County(z325)	150-199.9	234	219	-6%	368	581	58%	3
SWCary/H'Sprgs/FV(z9/16/17)	150-199.9	132	113	-14%	594	576	-3%	5
Cary,Apex,Mo'Ville(z5/10/15)	150-199.9	71	77	8%	664	548	-17%	7
East Wake(z11/12/13)	0-149.9	141	111	-21%	530	491	-7%	4
SWCary/H'Sprgs/FV(z9/16/17)	300-399.9	140	170	21%	459	479	4%	3
Johnston County(z325)	200-299.9	251	260	4%	465	464	0%	2



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**T.A.R.R. Report**

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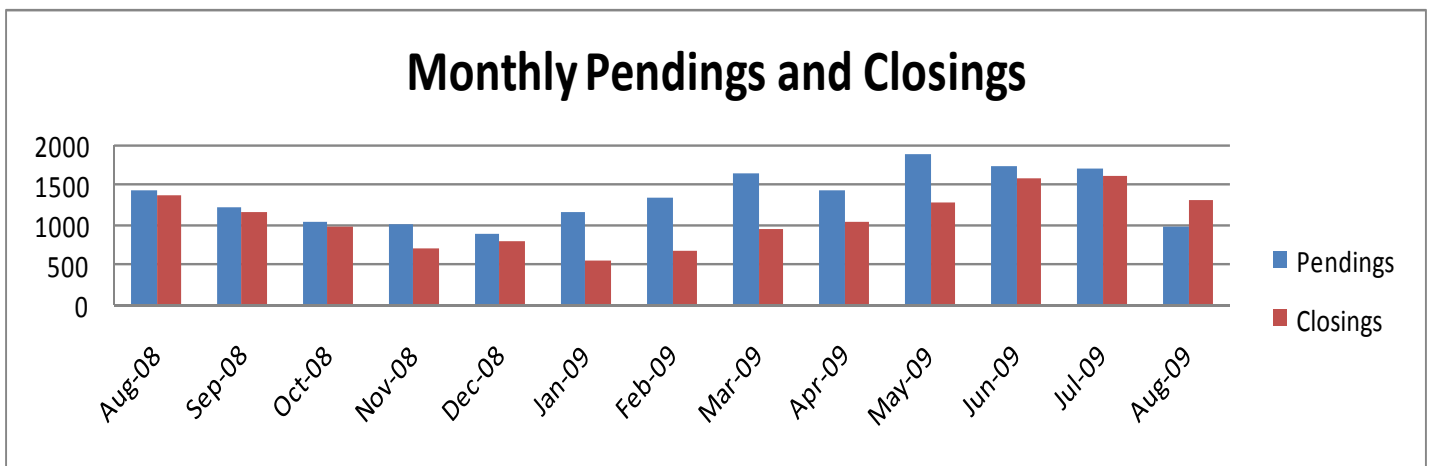
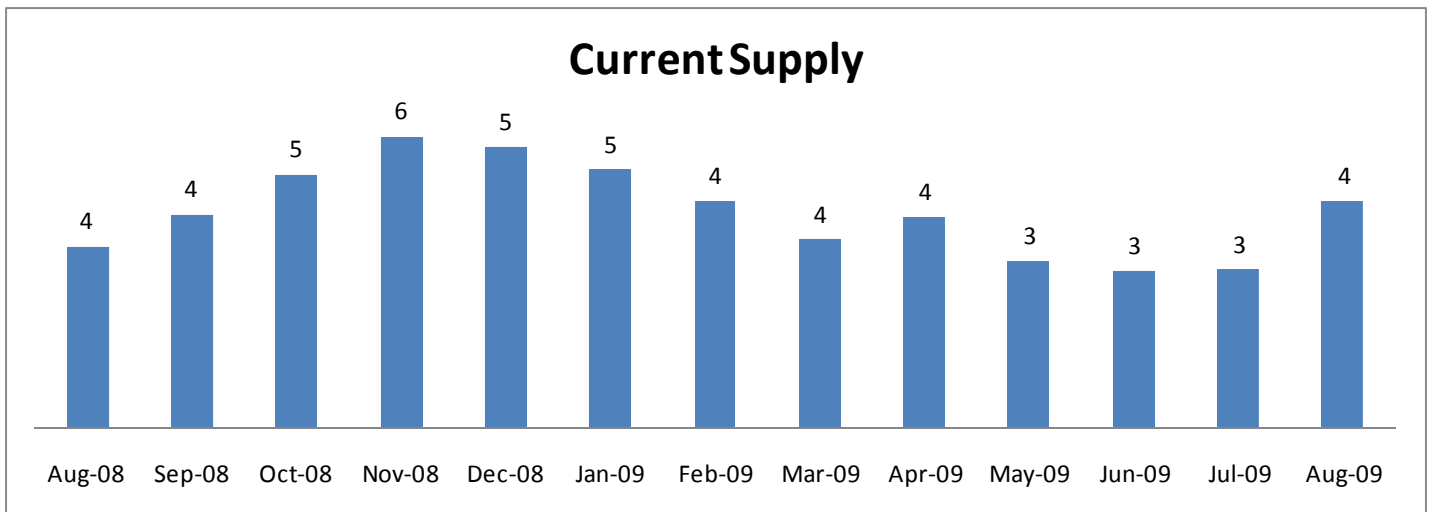
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# ReSale Market Indicators

The top table presents the number of monthly re-sale showings. The top part of the table breaks down geographic area's within Wake County. The bottom part presents overall showing activity within the main counties.

The middle graph illustrates the current supply on a monthly basis and the bottom graph combines the monthly pendings with the monthly closings for re-sale homes within TMLS.

Showings	8-Aug	8-Sep	8-Oct	8-Nov	8-Dec	9-Jan	9-Feb	9-Mar	9-Apr	9-May	9-Jun	9-Jul	9-Aug
Cary/Apex/Morrisville	8780	6528	6528	4624	3613	6402	5900	8124	10051	10714	10054	9447	9098
Inside Beltline	2815	2240	2240	1824	1563	2619	2718	2940	3345	3638	3564	2972	2892
SE Raleigh/Garner	2680	2371	2371	2057	2011	2802	2568	3147	3214	3581	3395	3297	3046
Wake Forest	2742	2564	2564	1949	1631	2598	2858	3014	3317	3586	3179	3485	3665
East Wake	1145	809	809	696	775	1173	1169	1313	1271	1283	1262	1357	1410
North Raleigh/Falls Lake	7384	6928	6928	5094	3985	7638	7263	8666	9115	9988	9526	8259	8314
SW Cary/Fuquay/Hsprings	3854	3079	3079	2071	1841	3100	3081	3732	4177	4783	4021	4366	3881
North Raleigh	2207	1841	1841	1309	1289	1814	1883	1917	2041	2232	2398	2445	2875
Showings	8-Aug	8-Sep	8-Oct	8-Nov	8-Dec	9-Jan	9-Feb	9-Mar	9-Apr	9-May	9-Jun	9-Jul	9-Aug
Chatham County	861	790	790	606	539	903	855	1149	1232	1246	973	1047	1016
Durham County	6614	5421	5421	4374	3854	6525	6496	9686	10521	9912	8872	7596	7086
Chapel Hill/Carrboro	2240	1667	1667	1695	1122	2012	2233	3187	3511	3404	2910	2799	2219
Johnston County	2769	2326	2326	1630	1342	2288	2503	2907	3193	3612	3285	3556	3391
Wake County	31607	26360	26360	19624	16708	28146	27440	32853	36531	39805	37399	35628	35181



## 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 for the time period stated 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	8/08List	8/09List	%Change	8/08Show	8/09Show	%Change	ShowList
Cary,Apex,Mo'Ville(z5/10/15)	0-149.9	5	13	160%	59	69	17%	5
	150-199.9	71	77	8%	664	548	-17%	7
	200-299.9	272	295	8%	1971	1765	-10%	6
	300-399.9	233	244	5%	1236	1190	-4%	5
	400-499.9	97	109	12%	595	420	-29%	4
	500-599.9	72	72	0%	364	326	-10%	5
	600-799.9	59	80	36%	152	231	52%	3
	800-999.9	19	13	-32%	36	25	-31%	2
	1ml+	20	26	30%	32	31	-3%	1
	Condo	49	64	31%	270	231	-14%	4
Townhouse	154	228	48%	738	1100	49%	5	
Area Total		1051	1221	16%	6117	5936	-3%	5
Area	Class	8/08List	8/09List	%Change	8/08Show	8/09Show	%Change	ShowList
SWCary/H'Sprgs/FV(z9/16/17)	0-149.9	81	67	-17%	226	300	33%	4
	150-199.9	132	113	-14%	594	576	-3%	5
	200-299.9	246	241	-2%	815	810	-1%	3
	300-399.9	140	170	21%	459	479	4%	3
	400-499.9	90	80	-11%	287	180	-37%	2
	500-599.9	42	29	-31%	95	83	-13%	3
	600-799.9	37	28	-24%	49	67	37%	2
	800-999.9	9	16	78%	9	10	11%	1
	1ml+	7	8	14%	9	2	-78%	0
	Condo	3	3	0%	8	22	175%	7
Townhouse	22	31	41%	63	95	51%	3	
Area Total		809	786	-3%	2614	2624	0%	3
Area	Class	8/08List	8/09List	%Change	8/08Show	8/09Show	%Change	ShowList
ITB(z1/4)	0-149.9	20	25	25%	44	82	86%	3
	150-199.9	25	52	108%	105	161	53%	3
	200-299.9	82	92	12%	335	340	1%	4
	300-399.9	62	72	16%	312	195	-38%	3
	400-499.9	42	63	50%	153	227	48%	4
	500-599.9	44	44	0%	175	133	-24%	3
	600-799.9	58	73	26%	135	190	41%	3
	800-999.9	32	38	19%	57	100	75%	3
	1ml+	39	35	-10%	71	29	-59%	1
	Condo	192	180	-6%	370	369	0%	2
Townhouse	65	82	26%	230	287	25%	4	
Area Total		661	756	14%	1987	2113	6%	3

## 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 for the time period stated 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	8/08List	8/09List	%Change	8/08Show	8/09Show	%Change	ShowList
N.Raleigh/FallsLake(z2/7)	0-149.9	18	16	-11%	97	59	-39%	4
	150-199.9	53	63	19%	297	399	34%	6
	200-299.9	244	283	16%	1209	1362	13%	5
	300-399.9	194	187	-4%	755	703	-7%	4
	400-499.9	135	125	-7%	486	381	-22%	3
	500-599.9	84	69	-18%	266	200	-25%	3
	600-799.9	104	111	7%	247	306	24%	3
	800-999.9	48	51	6%	103	88	-15%	2
	1ml+	52	54	4%	125	75	-40%	1
	Condo	132	135	2%	325	406	25%	3
Townhouse	332	334	1%	1203	1504	25%	5	
Area Total	1396	1428	2%	5113	5483	7%	4	
<b>Area</b>	<b>Class</b>	<b>8/08List</b>	<b>8/09List</b>	<b>%Change</b>	<b>8/08Show</b>	<b>8/09Show</b>	<b>%Change</b>	<b>ShowList</b>
N.E.Ral(z8)	0-149.9	83	73	-12%	382	447	17%	6
	150-199.9	138	108	-22%	484	462	-5%	4
	200-299.9	89	67	-25%	222	219	-1%	3
	300-399.9	13	8	-38%	19	10	-47%	1
	400-499.9	1	1	0%	6	0	-100%	0
	500-599.9	1	1	0%	0	2	n/a	2
	600-799.9	1	0	-100%	0	0	n/a	n/a
	800-999.9	0	1	n/a	0	2	n/a	2
	1ml+	1	0	-100%	0	0	n/a	n/a
	Condo	11	9	-18%	16	24	50%	3
Townhouse	104	132	27%	282	362	28%	3	
Area Total	442	400	-10%	1411	1528	8%	4	
<b>Area</b>	<b>Class</b>	<b>8/08List</b>	<b>8/09List</b>	<b>%Change</b>	<b>8/08Show</b>	<b>8/09Show</b>	<b>%Change</b>	<b>ShowList</b>
WakeForest(z14/21)	0-149.9	54	39	-28%	238	251	5%	6
	150-199.9	92	61	-34%	278	344	24%	6
	200-299.9	177	167	-6%	438	690	58%	4
	300-399.9	132	129	-2%	324	392	21%	3
	400-499.9	92	89	-3%	215	303	41%	3
	500-599.9	56	40	-29%	141	111	-21%	3
	600-799.9	48	43	-10%	60	77	28%	2
	800-999.9	18	11	-39%	35	29	-17%	3
	1ml+	24	22	-8%	50	19	-62%	1
	Condo	5	4	-20%	13	0	-100%	0
Townhouse	58	81	40%	165	210	27%	3	
Area Total	756	686	-9%	1957	2426	24%	4	

## 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 for the time period stated 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	8/08List	8/09List	%Change	8/08Show	8/09Show	%Change	ShowList
SERal/Garner(z3,6)	0-149.9	258	266	3%	711	768	8%	3
	150-199.9	127	99	-22%	293	292	0%	3
	200-299.9	41	30	-27%	65	39	-40%	1
	300-399.9	13	8	-38%	8	10	25%	1
	400-499.9	3	5	67%	3	4	33%	1
	500-599.9	6	1	-83%	4	0	-100%	0
	600-799.9	1	1	0%	2	1	-50%	1
	800-999.9	1	0	-100%	0	0	n/a	n/a
	1ml+	0	0	n/a	0	0	n/a	n/a
	Condo	8	17	113%	3	27	800%	2
Townhouse	32	41	28%	54	97	80%	2	
Area Total		490	468	-4%	1143	1238	8%	3
Area	Class	8/08List	8/09List	%Change	8/08Show	8/09Show	%Change	ShowList
East Wake(z11/12/13)	0-149.9	141	111	-21%	530	491	-7%	4
	150-199.9	67	50	-25%	146	152	4%	3
	200-299.9	51	51	0%	64	128	100%	3
	300-399.9	27	31	15%	39	44	13%	1
	400-499.9	7	8	14%	2	9	350%	1
	500-599.9	5	2	-60%	3	2	-33%	1
	600-799.9	2	4	100%	0	3	n/a	1
	800-999.9	4	1	-75%	1	0	-100%	0
	1ml+	0	1	n/a	0	3	n/a	3
	Condo	2	2	0%	4	0	-100%	0
Townhouse	8	8	0%	14	14	0%	2	
Area Total		314	269	-14%	803	846	5%	3
Area	Class	8/08List	8/09List	%Change	8/08Show	8/09Show	%Change	ShowList
Chatham County(z305)	0-149.9	94	87	-7%	84	75	-11%	1
	150-199.9	43	39	-9%	48	66	38%	2
	200-299.9	52	73	40%	110	130	18%	2
	300-399.9	38	63	66%	57	110	93%	2
	400-499.9	30	59	97%	56	113	102%	2
	500-599.9	43	47	9%	73	82	12%	2
	600-799.9	71	68	-4%	128	110	-14%	2
	800-999.9	20	18	-10%	38	13	-66%	1
	1ml+	25	26	4%	43	28	-35%	1
	Condo	1	0	-100%	0	0	n/a	n/a
Townhouse	12	23	92%	41	46	12%	2	
Area Total		429	503	17%	678	773	14%	2

## 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 for the time period stated 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	8/08List	8/09List	%Change	8/08Show	8/09Show	%Change	ShowList
Durham County(z101-129)	0-149.9	474	401	-15%	1089	1196	10%	3
	150-199.9	261	250	-4%	916	912	0%	4
	200-299.9	347	304	-12%	1242	1151	-7%	4
	300-399.9	124	149	20%	366	431	18%	3
	400-499.9	53	61	15%	128	116	-9%	2
	500-599.9	25	31	24%	46	62	35%	2
	600-799.9	44	38	-14%	77	48	-38%	1
	800-999.9	18	19	6%	49	14	-71%	1
	1ml+	21	22	5%	41	34	-17%	2
	Condo	60	42	-30%	47	96	104%	2
Townhouse	175	197	13%	509	610	20%	3	
Area Total		1602	1514	-5%	4510	4670	4%	3
<b>Area</b>	<b>Class</b>	<b>8/08List</b>	<b>8/09List</b>	<b>%Change</b>	<b>8/08Show</b>	<b>8/09Show</b>	<b>%Change</b>	<b>ShowList</b>
Chapel Hill/Carrboro(z201-209/224/228)	0-149.9	1	4	300%	0	11	n/a	3
	150-199.9	12	17	42%	53	81	53%	5
	200-299.9	50	43	-14%	223	190	-15%	4
	300-399.9	57	60	5%	247	242	-2%	4
	400-499.9	52	55	6%	198	238	20%	4
	500-599.9	29	39	34%	164	133	-19%	3
	600-799.9	41	45	10%	202	146	-28%	3
	800-999.9	17	21	24%	87	60	-31%	3
	1ml+	40	33	-18%	89	67	-25%	2
	Condo	80	86	8%	241	171	-29%	2
Townhouse	54	84	56%	208	304	46%	4	
Area Total		433	487	12%	1712	1643	-4%	3
<b>Area</b>	<b>Class</b>	<b>8/08List</b>	<b>8/09List</b>	<b>%Change</b>	<b>8/08Show</b>	<b>8/09Show</b>	<b>%Change</b>	<b>ShowList</b>
Johnston County(z325)	0-149.9	441	431	-2%	844	908	8%	2
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	200-299.9	251	260	4%	465	464	0%	2
	300-399.9	78	82	5%	111	78	-30%	1
	400-499.9	44	41	-7%	26	30	15%	1
	500-599.9	17	18	6%	9	24	167%	1
	600-799.9	13	13	0%	4	7	75%	1
	800-999.9	3	8	167%	0	4	n/a	1
	1ml+	2	0	-100%	0	0	n/a	n/a
	Condo	8	7	-13%	11	10	-9%	1
Townhouse	30	40	33%	41	102	149%	3	
Area Total		1121	1119	0%	1879	2208	18%	2

# Top Shown Developments

SD	#Showings	#Listings	Avg LP	Avg DOM	Show List
Wakefield	451	102	\$511,598	143	4
Preston	435	70	\$602,694	131	6
Hope Valley Farms	298	43	\$215,349	97	7
Woodcroft	279	48	\$180,642	118	6
Lochmere	247	40	\$401,994	138	6
Hedingham	221	48	\$160,144	83	5
Brier Creek	207	48	\$391,686	113	4
Governors Club	189	57	\$806,054	204	3
Sunset Ridge	185	38	\$306,695	124	5
Heritage Wake Forest	169	37	\$378,759	118	5
Cary Park	167	34	\$361,044	145	5
Breckenridge	159	28	\$226,597	81	6
North Ridge	153	36	\$460,939	104	4
Harrington Grove	134	16	\$237,413	124	8
Cameron Park	133	20	\$465,600	105	7
Brookstone	130	15	\$261,152	81	9
Bedford at Falls River	128	30	\$344,369	117	4
Grove Park	128	30	\$197,885	87	4
Glen Laurel	123	39	\$314,067	129	3
Scotts Mill	121	22	\$261,285	105	6
Five Points	120	22	\$411,455	98	5
Bedford	118	27	\$343,994	120	4
Riverside	118	22	\$205,123	121	5
Falls River	115	18	\$293,133	92	6
MacGregor Downs	110	20	\$713,785	151	6
Budleigh	109	25	\$694,872	235	4
Parkwood	109	13	\$139,108	83	8
Delta Ridge	99	9	\$183,311	112	11
Carpenter Village	98	19	\$393,784	104	5
Devereaux	97	10	\$273,790	72	10
<b>Group Summary</b>	<b>34887</b>	<b>8158</b>	<b>\$298,336</b>	<b>124</b>	<b>4</b>

The table above presents the top shown re-sale developments during August of 2009. 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 re-sale showings during the month of August.

