

# WAKE COUNTY CONDO, RE-SALE AND DEVELOPER 2Q 2011 INVENTORY ANALYSIS

CONDOMINIUM ANALYSIS - WAKE COUNTY							
AVAILABLE MLS WAKE COUNTY		CLOSED (PAST 6 MONTHS) WAKE COUNTY MLS	Jul-11	AVG CLOSINGS / MTH	MOS. OF SUPPLY	YRS OF SUPPLY	
<b>TOTAL</b>	<b>482</b>		<b>245</b>	40.83	11.80	0.98	
\$0-\$99,999	134	\$0-\$99,999	88	14.67	9.14	0.76	
\$100,000-249,999	222	\$100,000-249,999	95	15.83	14.02	1.17	
\$250,000-499,999	118	\$250,000-499,999	58	9.67	12.21	1.02	
\$500,000-\$999,999	8	\$500,000-\$999,999	4	0.67	12.00	1.00	
\$1,000,000-	0	\$1,000,000-	0	0.00	#DIV/0!	#DIV/0!	

  

DEVELOPER INVENTORY <sup>A</sup>	TOTAL INVENTORY	MOS. OF SUPPLY	YRS OF SUPPLY
99	581	14.23	1.19

  

SHORT SALES	12	SHORT SALES	8
IN FORECLOSURE PROCESS	0	IN FORECLOSURE PROCESS	1
REO'S	4	REO'S	21
	<u>4</u>		<u>22</u>
SS AS A % OF AVAIL INV	2.49%	SS AS A % OF CLOSED SALES	3.27%
REO'S AS A % OF AVAIL INV	0.83%	REO'S AS A % OF CLOSED SALES	8.98%

Downtown Raleigh Projects <sup>A</sup>	Year Built	Total Inv	Sold Inv <sup>B</sup>
QUORUM CENTER	2007	37	36
PALLADIUM PLAZA	2007	66	62
222 GLENWOOD PLAZA	2008	117	100
RBC PLAZA	2008	139	128
WEST	2008	170	146
BLOMSBURY ESTATES	2009	56	14
HUE - CONVERTED TO RENTAL	2009	0	0
		<u>585</u>	<u>486</u>
<b>Available Developer Inventory</b>			<b>99</b>

<sup>A</sup>Wake City Register of Deeds  
<sup>B</sup>Reflects units sold at auction 10/31/2010

Existing Condo Developments	Status	Total Inv
510 GLENWOOD	Sold Out	36
610 HILLSBOROUGH	Sold Out	12
ATRIUM	Sold Out	6
BOYLAN HEIGHTS CONDOS	Sold Out	8
COTTON MILL	Sold Out	50
THE DAWSON	Sold Out	66
FOUNDER'S ROW	Sold Out	48
GOVERNOR'S POINT	Sold Out	10
GOVERNOR'S SQUARE	Sold Out	48
THE HUDSON	Sold Out	64
MARTIN PLACE	Sold Out	12
NEW BERN PLACE	Sold Out	18
THE PARAMOUNT	Sold Out	81
PARK DEVEREUX	Sold Out	46
PERSON POINT	Sold Out	11
ST. MARY'S TOWNHOMES	Sold Out	48
WEST LANE TOWNHOMES	Sold Out	7
		<u>571</u>

Future Downtown Developments	Status	Total Inv
BLOUNT STREET, PHASE I	UNDR CNST	14
BLOUNT STREET, PHASE II	PLANNED	186
BLOMSBURY ESTATES PHASE II	APRV	56
CHARTER SQUARE-MIXED USE/COM	APRV	200

<b>TOTAL EST DOWNTOWN DEVELOPER INVENTORY</b>	<b>1612</b>
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Produced by Sean Mena, CB Advantage New Homes

