

# Market Update

## SUMMARY OF RESIDENTIAL ACTIVITY

**Birch Appraisal Group of Cary**

1145 - E Executive Circle

Cary, NC 27511

[www.tarreport.com](http://www.tarreport.com)

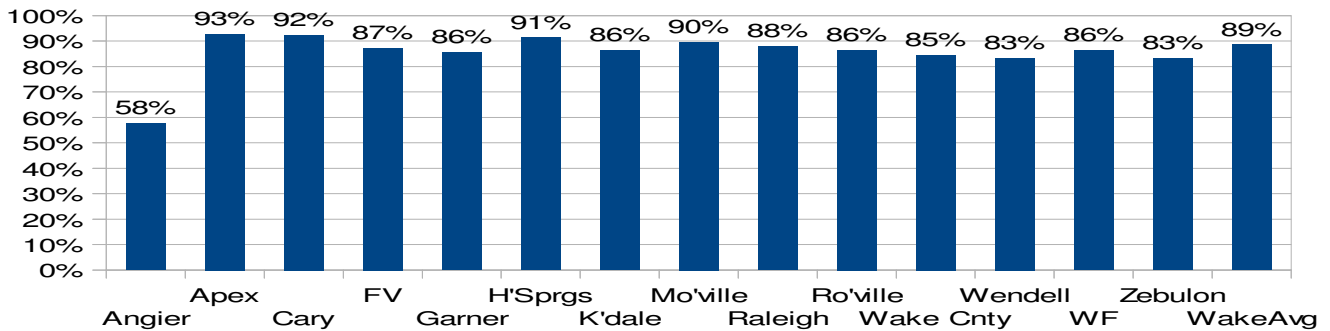
P 919.460.7993

F 919.460.7994

↔ RTP, North Carolina ↔

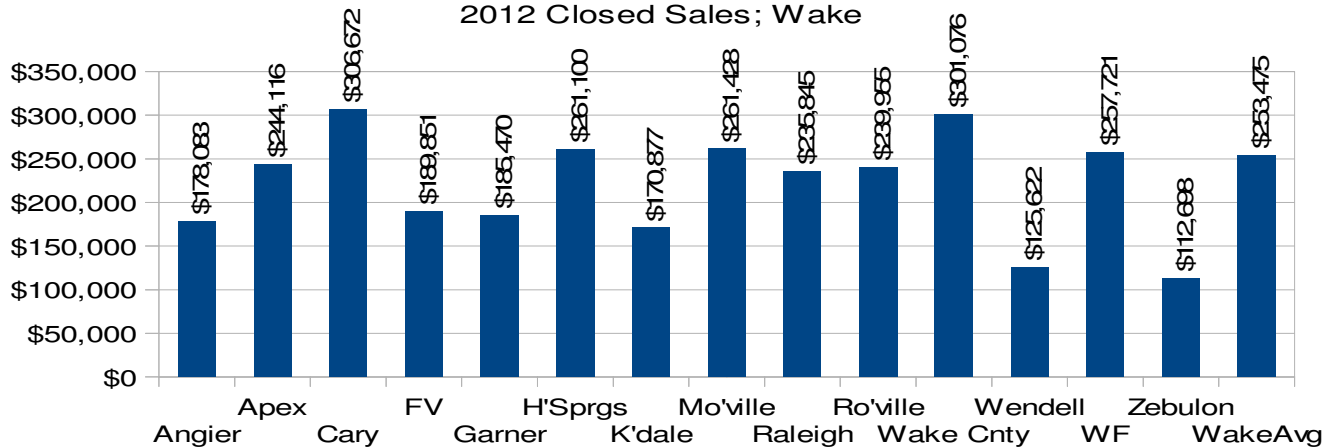
### Average Assessed Value to Sales Price Ratios

2012 Closed Sales; Wake County



### Average Sales Price by ETJ

2012 Closed Sales; Wake



The above data was compiled from data reported by TMLS. Inventory continues its downward spiral and combined with higher sales, should produce an environment where house prices can rise. The annual closed sales for TMLS and Wake have trended upwards during the past 2 years. In spite of a dysfunctional school board, Wake saw its market share increase in 2012. Please keep us in mind for all of your valuation or market analysis needs.



**Stacey Peter Anfinsen**

stacey@staceypeter.com

**Robert M. Birch**

rmbirch@birchappraisal.com

**I. Douglas Deaton**

dougdeaton@msn.com



Any reference to TMLS data is based on information from Triangle MLS, which neither guarantees nor is in any way responsible for its accuracy. All data is provided 'AS IS' and with all faults. Data maintained by Triangle MLS may not reflect all real estate activity in the market.