

House price change metrics

Summary of metrics	House price change by county	Percent per year change in house price based upon prior ye..	House price change by zip code	House price change by TMLS area	House price change by subdivision
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Wake County

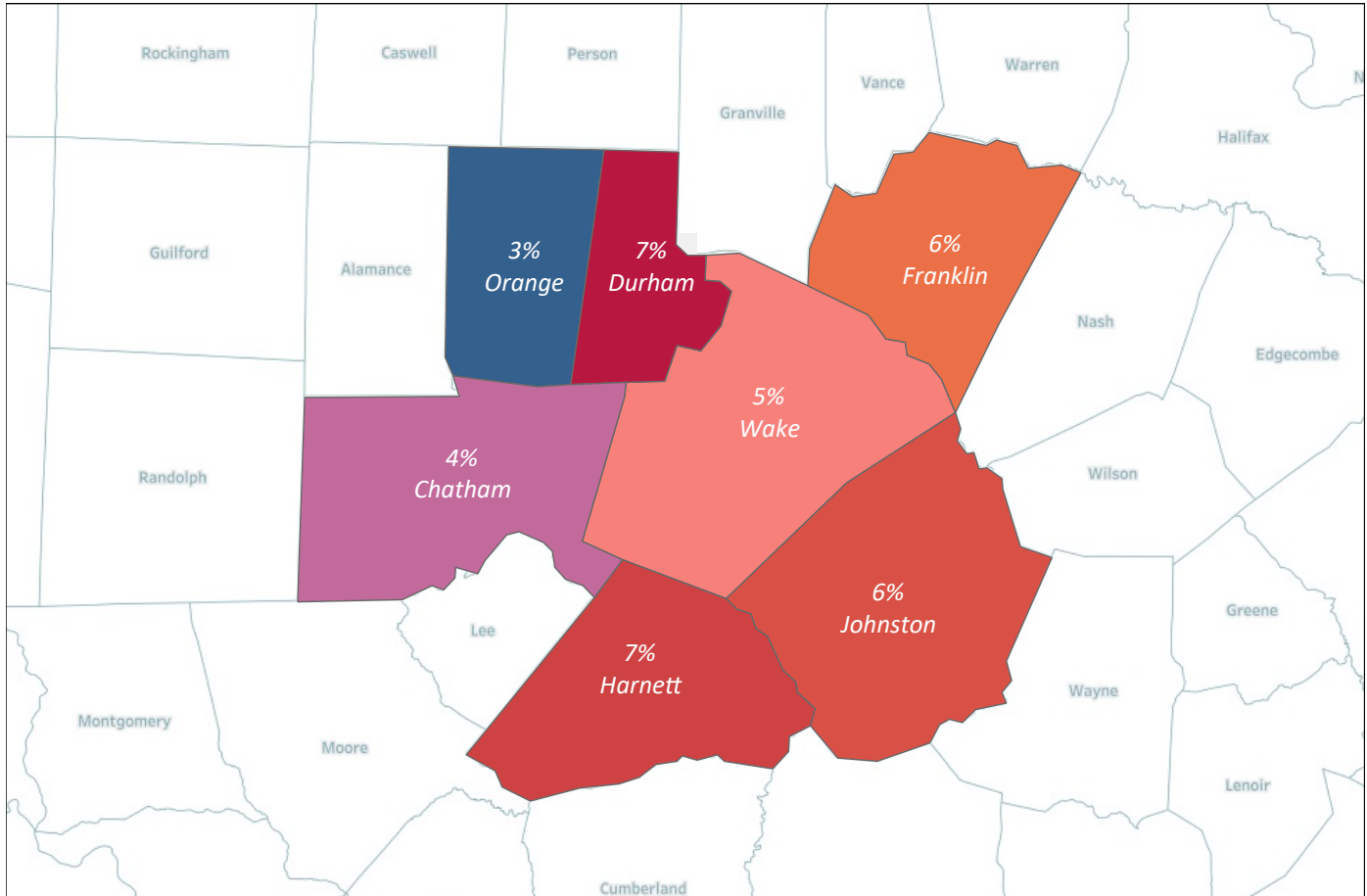
The metrics presented in this report were developed via repeat sales methodology and the source for the sales was TMLS. This methodology compares the two most recent sales of the same residence and groups the data based upon prior year purchased. House price change metrics by county, zip code and TMLS area present the average change for all sales, regardless of prior purchase date. I place greater emphasis on the metrics presented in the house price change by prior year purchased page. Markets vary from year to year and this influences house price change as the year to year percentage change metrics illustrate.

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Average percent per year change in detached house price
Prior purchase between 1/10-12/19 Re-sale date between 1/20-12/20
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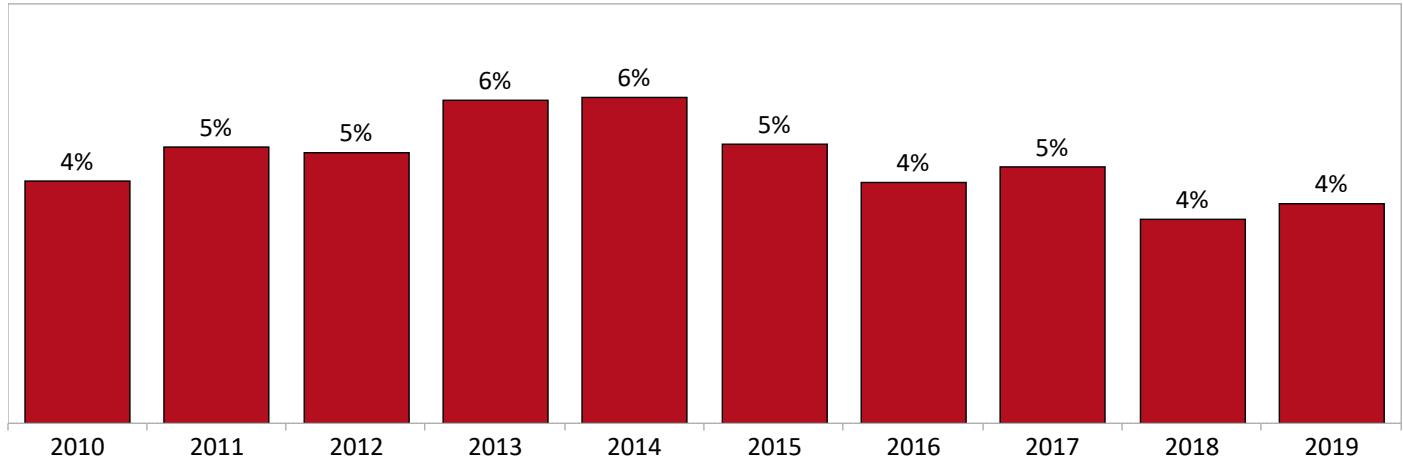
Avg. PPY



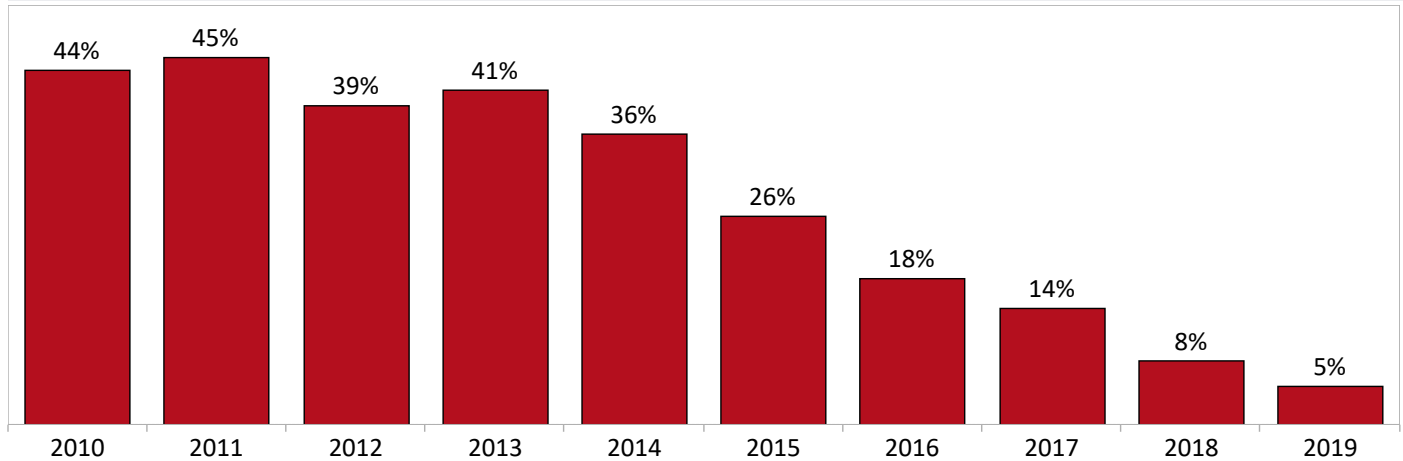
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*Average percent per year change in house price
Prior purchase between 1/10-12/19 Re-sale date between 1/20-12/20
www.tarreport.com*



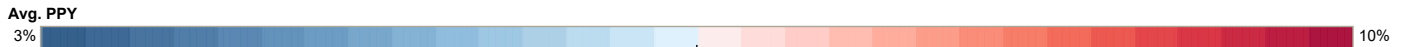
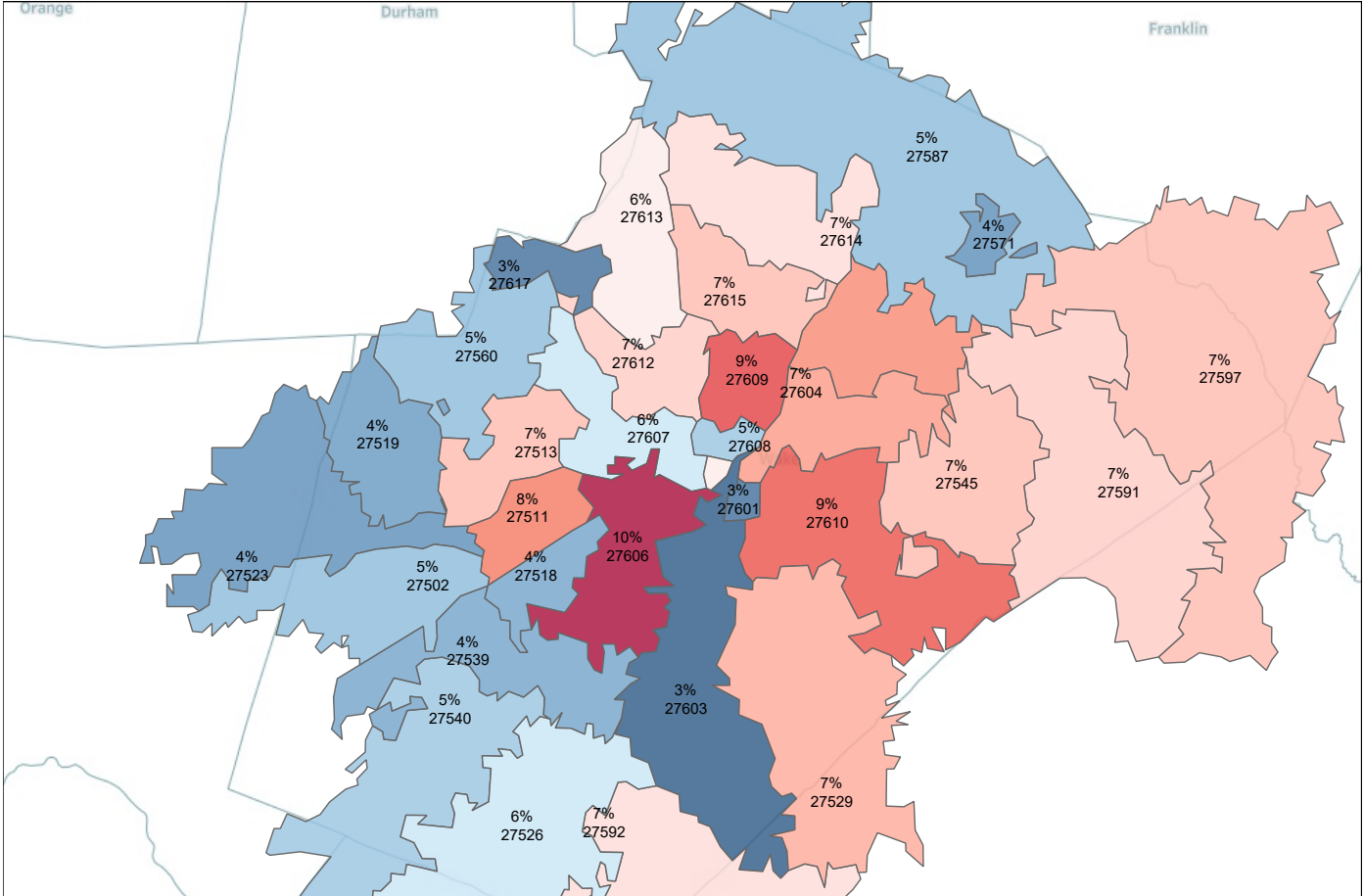
*Average total percentage change in house price
Prior purchase between 1/10-12/18 Re-sale date between 1/19-12/19
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Average percent per year change in house price
 Prior purchase between 1/10-12/19 Re-sale date between 1/20-12/20
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*Average percent per year change in house price
Prior purchase between 1/10-12/19 Re-sale date between 1/20-12/20
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<i>Area</i>	<i>Average Re-Sale Price</i>	<i>Avg. PPY</i>
8	\$219,091	8.59%
4	\$246,681	8.51%
6	\$240,181	8.04%
12	\$245,339	7.58%
2	\$310,768	7.45%
13	\$256,561	7.01%
18	\$303,418	6.82%
5	\$353,211	6.74%
11	\$273,432	6.61%
14	\$335,157	5.86%
16	\$304,449	5.43%
21	\$322,622	5.15%
15	\$372,813	4.85%
9	\$416,050	4.72%
17	\$405,253	4.65%
7	\$331,522	4.56%
3	\$370,700	4.47%
10	\$431,654	4.39%
1	\$352,713	2.38%
<i>Grand Total</i>	<i>\$336,619</i>	<i>4.81%</i>

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*Average percent per year change by subdivision-15 repeat sales minimum
Prior sale between 1/10-12/19; most recent sale between 1/20-12/20
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Subdivision	Zip Code	Avg. PPY	Count of Subdivision
12 Oaks	27540	3.47%	112
Alexander Place	27617	6.83%	52
Allyns Landing	27615	7.92%	88
Avera Place Condos	27617	9.68%	84
Bedford at Falls River	27614	4.62%	116
Bella Casa	27502	2.80%	53
Bishops Park	27605	7.65%	65
Bloomsbury Estates	27603	4.19%	55
Brier Creek	27617	1.24%	144
Camden Crossing	27603	9.74%	101
Chesapeake Condos	27513	9.91%	66
Glenwood North Townhomes	27612	5.59%	86
Grove Barton Place Condos	27613	7.71%	112
Harrington Grove	27613	6.88%	64
Hedingham	27604	8.68%	126
Heritage	27587	3.52%	134
Hudson	27601	7.87%	112
Mellowfield Condominiums	27604	8.38%	74
Paramount	27603	7.06%	61
Park Devereux	27601	7.29%	77
Parkridge Lane	27605	8.50%	85
Perry Creek Condos	27616	10.45%	84
Renaissance Park	27603	6.41%	105
Richland Run	27612	12.18%	104
South Lakes	27526	4.20%	54
Sunset Ridge	27540	5.85%	83
The Battery	27615	5.75%	55
The Essex at Glen Eden	27612	2.58%	51
The Quorum Center Condos	27603	4.26%	107
Traditions	27587	3.79%	52
University Woods	27603	10.62%	92
Wendell Falls	27591	4.37%	54
West Condominiums	27601	-1.05%	81