

Property Update Report by Amy Madison

For more information, please call (919) 819-1188 or (919) 719-2939 or (919) 719-2900

The report summarizes listings sold, as well as active/pending listings for Cameron Village and/or other properties in the area. Listings summarized in the following table are based on information from the Triangle MLS and/or other MLS services.

Properties sold were not all listed by Allen Tate Realtors and were listed by various MLS participating offices. Please note that For Sale By Owner properties are excluded because they often do not represent the full value of what they could sell for when properly priced and exposed to a greater number of qualified buyers through a professional real estate agent.

Listings SOLD between 7/9/08 and 7/9/09 are shown in more detail below as they represent the best indication of change in property values. Please note that if the same sold property appears more than once, it is because it is listed in more than one MLS service.

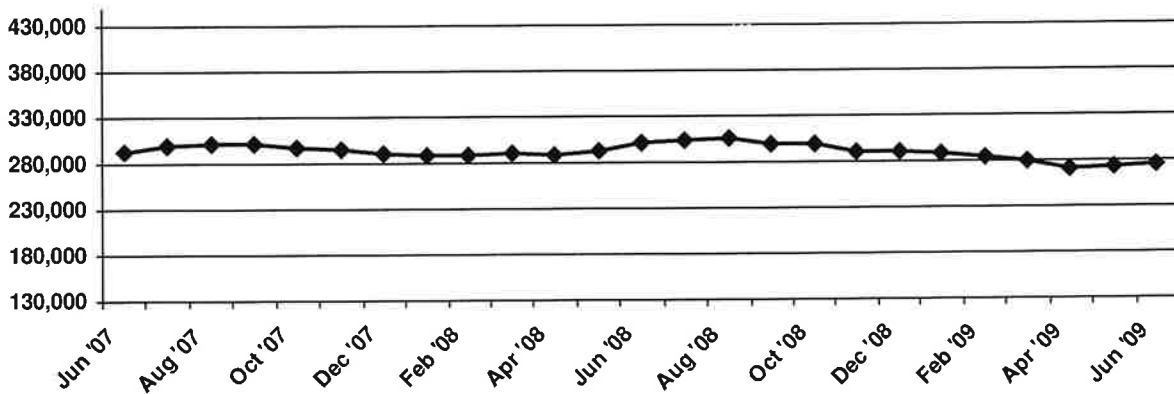
<u>Sold Date</u>		Bedrms + F Baths + H Baths	Year Blt/Est SF	List Price	Sold Price	% Diff List vs. Sold Price	Days On Market
08/22/08	Cameron Village; 828 Woodburn Rd	3 + 1 + 0	1952 / 1225	\$338,000	\$316,000	-6.5%	96
08/21/08	Cameron Village; 1002 James Pl	3 + 2 + 0	1952 / 1844	\$425,000	\$427,000	0.5%	10
08/13/08	Cameron Village; 809 Graham St	2 + 2 + 0	1953 / 1468	\$360,000	\$360,000	0.0%	14
07/25/08	Cameron Village; 806 Graham St	4 + 2 + 0	1952 / 2100	\$399,900	\$383,000	-4.2%	52
07/01/09	Forest Hills; 2607 Van Dyke	3 + 2 + 1	1943 / 2016	\$425,000	\$405,000	-4.7%	134
06/30/09	Forest Hills; 2612 Barmettler St	3 + 2 + 0	1952 / NoSF	\$315,000	\$311,500	-1.1%	8
06/25/09	Forest Hills; 2723 Mayview N	3 + 1 + 1	1954 / 1293	\$274,900	\$260,000	-5.4%	214
06/05/09	Forest Hills; 713 Brooks	3 + 2 + 0	1932 / 1613	\$380,000	\$360,000	-5.3%	235
06/02/09	Forest Hills; 2714 Bedford	3 + 2 + 0	1947 / 1784	\$390,000	\$387,500	-0.6%	53
05/29/09	Forest Hills; 2709 Van Dyke	3 + 3 + 0	1940 / 1476	\$299,900	\$299,900	0.0%	16
03/12/09	Forest Hills; 2825 Van Dyke	3 + 2 + 0	1986 / 1334	\$334,900	\$330,000	-1.5%	195
10/17/08	Forest Hills; 2714 Rosedale Ave	5 + 4 + 1	2008 / 4185	\$1,050,000	\$998,000	-5.0%	157
08/22/08	Forest Hills; 2405 Mayview Rd	3 + 2 + 0	1950 / 1503	\$295,000	\$275,000	-6.8%	287
08/15/08	Forest Hills; 1007 Canterbury Rd	5 + 4 + 1	2005 / 3297	\$729,900	\$707,000	-3.1%	94
08/06/08	Forest Hills; 2612 Van Dyke Ave	3 + 2 + 1	1940 / 2023	\$425,000	\$412,000	-3.1%	94
07/23/08	Forest Hills; 806 Fairall Dr	3 + 2 + 0	1956 / 1218	\$288,000	\$279,000	-3.1%	60
Averages:				\$420,656	\$406,931	-3.3%	107

<u>Summary</u>	<u>12 Months of Sold MLS Listings From:</u>		<u>Difference vs. Year Ago</u>	<u>Listings Currently FOR SALE</u>	
	<u>7/9/08 to 7/9/09</u>	<u>7/9/07 to 7/9/08</u>		<u>Actives</u>	<u>Pendings</u>
Cameron Village	4	1	+3	4	1
Forest Hills	12	10	+2	4	-
Average Property Price:	\$406,931	\$412,591	-1.4%	\$427,600	

Special "Market Analysis"

Rolling 3-Month Average Sold Prices in Wake County

Graph represents single family homes sold in the Triangle MLS and/or other MLS services over the last 2 years. The average sold price remained relatively stable when comparing the last 12 months to the same 12 months a year ago.



NOTE to Agent: The following will be inserted into the cover letter to highlight the results of the Special Market Analysis.

This report's Market Trend graph shows the average sold price of single family homes in Wake County remained relatively stable when comparing the last 12 months to the same 12 months a year ago (see graph for more details).

Featured Best Buys

The following featured Real Estate listings represent a variety of properties available through Allen Tate Realtors across a range of pricing and locations to meet a variety of Real Estate needs.

If you would like to see your property featured here or you know someone who is looking to buy, please call Amy Madison at (919) 819-1188 or (919) 719-2939 or (919) 719-2900.

<u>Property Address</u>	<u>Property Type</u>	<u>Bedrms + F Baths + H Baths</u>	<u>List Price</u>	<u>Reasons These Listings are Considered a Best Buy</u>
Glenwood; 1310 Filmore Street	Home	2 + 1 + 0	\$299,900	Cute bungalow w/fantastic 2 Bdrm basement apartment! All utilities separate except water.
Brookhaven; 3105 Braddock Drive	Home	3 + 2 + 0	\$349,900	Wonderful ranch in Brookhaven on 1/2 acre wooded lot. Spacious formal living & dining rooms; 2300 sf
Brookhaven; 5209 Shamrock Drive	Home	4 + 2 + 1	\$450,000	Stately all brick home on large wooded lot. Large bedrooms; hardwoods; new paint inside.
Park Drive; 1403 Park Drive	Home	3 + 3 + 0	\$479,000	Cameron Park charmer has updated kitchen w/ss appliances, screened porch, 3 beds/baths.
Cameron Park; 1615 Ambleside Drive	Home	3 + 2 + 1	\$549,900	Charming Craftsman home beautifully restored! Chef's eat-in kitchen; Master suite w/dressing room.
Cameron Village; 828 Graham	Home	3 + 3 + 0	\$645,000	Unique modern house in excellent close-in location! Built by its owner/architect on a prime lot!
Cameron Village; 828 Bryan Street	Home	4 + 4 + 1	\$650,000	Wonderful Craftsman style home with all the amenities! Cherry hardwood floors; Chef's kitchen; more!
Budleigh; 2723 Fairview Road	Home	4 + 2 + 1	\$674,000	Step through front gate, over bridge into private cloister. Bright airy home; inviting master suite!
Glenwood; 518 Cleveland	Home	4 + 3 + 1	\$674,900	Built in 2003! Beautiful hardwoods throughout main level; wonderful kitchen; 9' ceilings; basement.
Cameron Park; 219 Forest Road	Home	4 + 3 + 0	\$715,000	Classic Cameron Park two story artfully restored/renovated in 2006-2007. Must see to believe!

The accuracy of information in this report is dependent on aforementioned MLS system(s) for time periods specified, and cannot be guaranteed. Some listings may have been marketed previously under a different listing agreement (these are not reflected in Days on Market). This report is a useful source for estimating property values, particularly when taking into account items such as location, property/lot size, architectural style and property condition. Report is protected by U.S. Patent #7,076,448 by RSP-USA, Inc. For a professional market analysis, please call Amy Madison.