

Property Update Report by Amy Madison

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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	