



MARKET Report

Welcome to your initial Market Report summary of real estate activity in your neighborhood. I am pleased to provide this information with the goal of ensuring you remain fully aware of the market activity that affects your home and one of your most important assets. Each of the properties represented in this report can be viewed in full detail via the link to my website. You will also find many other valuable tools on my website while you are there. If I can answer any questions or provide a detailed interpretation of this data for you, please feel free to call or e-mail me. I look forward to assisting you. Report Prepared on 10/25/2010 for Porto Fino



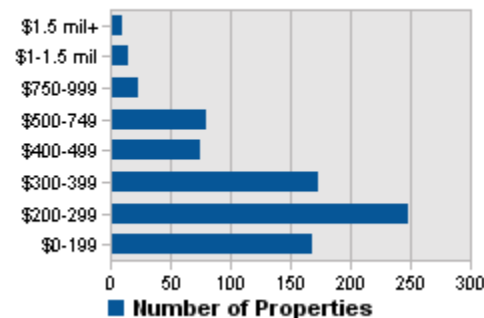
The Mayotte Team
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MARKET INFORMATION



Currently FOR SALE	
Avg. Days on Market:	130 Days
Listings Currently for Sale:	5
Newest Listing:	09/28/2010
Shortest/Longest:	27 Days/345 Days
Recent SALES	
Avg. Days to Sell:	94 Days
Total Sales:	2
Last Sale:	09/20/2010
Shortest/Longest:	75 Days/113 Days
Months of Supply:	**
**Estimated time to sell current listing inventory based on past 30 days of sales. 6 months is considered a balanced market	

Active Properties
 Wake Forest - 27587



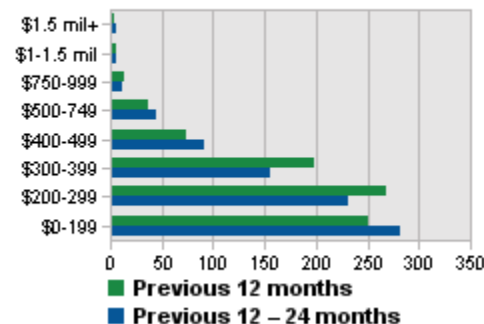
FOR SALE DATA

	List Price	DOM
Average	\$388,960	13
High	\$425,000	34
Low	\$329,900	2

SOLD DATA

	List Price	Sale Price	DOM
Average	\$349,900	\$347,450	94
High	\$359,900	\$355,000	113
Low	\$339,900	\$339,900	75

Sold Properties
 Wake Forest - 27587



PROPERTY DETAILS



**10205 San Remo Place
Wake Forest**

Subdivision: Porto Fino
List Price: \$425,000
Days on Market: 27

Year built: 2008
Bedrooms: 4
Baths: 3
MLS ID: [1749569](#)

Active



**10108 San Remo Place
Wake Forest**

Subdivision: Porto Fino
List Price: \$414,900
Days on Market: 86

Year built: 2006
Bedrooms: 4
Baths: 3
MLS ID: [1740059](#)

Active



**10001 Porto Fino Avenue
Wake Forest**

Subdivision: Porto Fino
List Price: \$400,000
Days on Market: 49

Year built: 2010
Bedrooms: 5
Baths: 3
MLS ID: [1746201](#)

Active



**9924 San Remo Place
Wake Forest**

Subdivision: Porto Fino
List Price: \$375,000
Days on Market: 144

Year built: 2007
Bedrooms: 4
Baths: 3
MLS ID: [1729933](#)

Active



**2804 Trevi Fountain Place
Wake Forest**

Subdivision: Porto Fino
List Price: \$329,900
Days on Market: 345

Year built: 2009
Bedrooms: 3
Baths: 2
MLS ID: [1695036](#)

Active



**9829 San Remo Place
Wake Forest**

Subdivision: Porto Fino
List Price: \$359,900
Sold Price: \$355,000
Sold Date: 8/31/2010

Year built: 2010
Bedrooms: 4
Baths: 3
MLS ID: [1725700](#)
Days on Market: 113

Sold



**9909 San Remo Place
Wake Forest**

Subdivision: Porto Fino
List Price: \$339,900
Sold Price: \$339,900
Sold Date: 9/20/2010

Year built: 2006
Bedrooms: 4
Baths: 3
MLS ID: [1735894](#)
Days on Market: 75

Sold

MARKET SUMMARY

Status	MLS ID	Address	City	Bed	Bath	Yr. Built	List Price	DOM
Active	1749569	10205 San Remo Place	Wake Forest	4	3/1	2008	\$425,000	27
Active	1740059	10108 San Remo Place	Wake Forest	4	3/1	2006	\$414,900	86
Active	1746201	10001 Porto Fino Avenue	Wake Forest	5	3/0	2010	\$400,000	49
Active	1729933	9924 San Remo Place	Wake Forest	4	3/1	2007	\$375,000	144
Active	1695036	2804 Trevi Fountain Place	Wake Forest	3	2/1	2009	\$329,900	345
			High				\$425,000	345
			Low				\$329,900	27
			Average				\$388,960	130

Status	MLS ID	Address	City	Bed	Bath	Yr. Built	List Price	Sale Price	Sold Date	DOM
Sold	1725700	9829 San Remo Place	Wake Forest	4	3/0	2010	\$359,900	\$355,000	8/31/2010	113
Sold	1735894	9909 San Remo Place	Wake Forest	4	3/1	2006	\$339,900	\$339,900	9/20/2010	75
			High				\$359,900	\$355,000		113
			Low				\$339,900	\$339,900		75
			Average				\$349,900	\$347,450		94

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Properties reported can be listed or sold by various participants in the MLS.