



MARKET UPDATE

A Publication of Lenda Goulding Real Estate

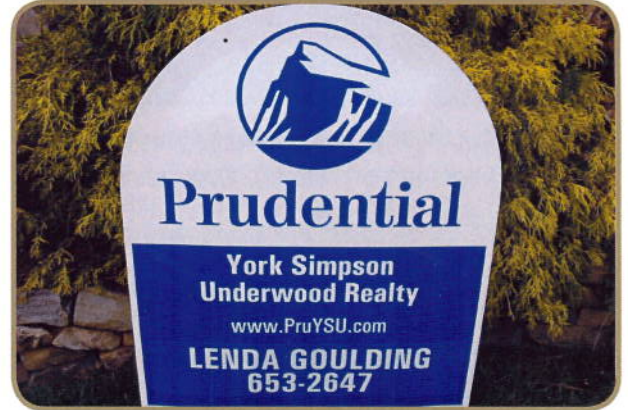
Neighborhood Insider

BROOKSTONE • CHARLESTON VILLAGE • CARPENTAR VILLAGE • WESTPARK • CARY PARK • SOUTHBRIDGE

CHOOSING US AS YOUR REALTOR JUST GOT BETTER

LG Real Estate—where we deliver distinctive service and exceptional results always—just got better. In December 2008, Homeservices of America, Inc., a Berkshire Hathaway affiliate, acquired York Simpson Underwood and merged it with Prudential Carolinas Realty's Triangle operations. The new company is called Prudential York Simpson Underwood Realty, or PruYsu Realty.

than 1300 current listings. As a client of LG Real Estate and PruYsu, you will receive greater visibility and market clout when buying or selling a home. In addition, with more than 87 percent of buyers starting their search online, the new company offers the region's easiest property search engine. You can begin your search and find homes at either LG-RealEstate.com or PruYsu.com.



approach is still very much the same.

The strength of our combined company makes us better by offering industry-leading technology tools for homebuyers and sellers, comprehensive marketing and advertising, and one of the nation's leading corporate relocation networks to benefit both buyers and sellers.

To find out what's really happening in today's Real Estate Market, Call Lenda today at the same number as always: 653-2647.

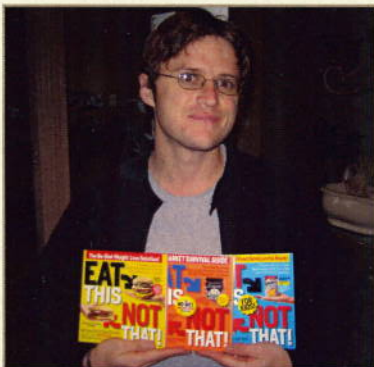
“Our local, hands-on, distinctive service approach is still very much the same.”

WE ARE STILL THE SAME, ONLY BETTER

LG Real Estate is a company within a company. We still have our same convenient location at Preston Walk shopping center across from Panera Bread and next to My Gym. We have our same strong team to support you when you are buying or selling a home. Our local, hands-on, distinctive service

HOW OUR NEW AFFILIATION BENEFITS YOU, OUR CLIENT

The combined company, Prudential York Simpson Underwood, doubles our market share in the Triangle. PruYsu is #1 in active listings in the Triangle, with more



Matt Goulding

“Eat This, Not That”

I am proud of each of my four adult sons, but I'm particularly excited about my son Matt Goulding's latest accomplishment: co-authoring his third book—“Eat This, Not That! Supermarket Survival Guide”—with David Zinczenko. David is the editor-in-chief at Men's Health magazine, and my son is the food and nutrition editor.

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Market Update

➤ The chart below provides details regarding the 12 resale homes that sold in your neighborhoods between December 1, 2008 and March 4, 2009. This was about one-half of the typical sales volume for this period of the year.

Almost all of the homes had been reduced in list price prior to going under contract at what was still less than asking price. Some closed near the final price reduction, and others sold well below the list price. The good news, however, is that none were foreclosures. Remarkably, the three homes in Charleston Village sold in an average of 17 days.

Our listing appointments have significantly picked up, and that should indicate that new listings will increase across our neighborhoods. Some families are relocating due to new job options, and some are downsizing. Other neighbors simply want to take advantage of selling their home and taking their equity and looking for a deal in this buyers' market.

If you are considering buying or selling your home, give Lenda a call. Or, if you would just like to meet Lenda for a cup of coffee to get her take on the market conditions, she is available. You can reach her at 919-653-2647.

Averages	Brookstone	Charleston Village	Carpenter Village	Westpark	Cary Park
Sq. Footage	2158	1886	3608	No Sales	2572
Selling Price	\$262,250	\$245,833	\$457,080		\$286,375
Price/Sq Ft	\$121.5	\$131.40	\$124.99		\$114.48
DOM	106	17	116		45
# of Resales On Market	8	10	7		20

Recent Sales

Address	Subdivision	Liv SqFt	YR Built	BR	FB	HB	List Price	Sales Price
413 Brook Creek Drive	Brookstone	2122	1994	4	2	1	\$250,000	\$254,500
608 Park York Lane	Brookstone	2194	1999	3	2	1	\$273,000	\$270,000
909 Carpenter Town Lane	Carpenter Village	2890	2003	3	2	1	\$349,900	\$337,500
1111 Dominion Hill Drive	Carpenter Village	4009	2004	4	3	1	\$474,999	\$469,900
606 Stafford Brook Lane	Carpenter Village	3450	2005	5	4	0	\$454,900	\$442,000
405 April Bloom Lane	Carpenter Village	3121	2004	5	3	0	\$375,000	\$356,000
505 Ballad Creek Court	Carpenter Village	4570	2001	5	4	1	\$722,000	\$680,000
1809 Keokuk Court	Charleston Village	1366	1996	3	2	0	\$195,000	\$190,000
2444 Castleburg Drive	Charleston Village	2059	1997	4	2	1	\$264,900	\$262,500
2205 Templeton Gap Drive	Charleston Village	2233	2003	3	2	1	\$285,000	\$285,000
16 Alden Bridge Drive	Cary Park	2106	2005	4	2	1	\$284,900	\$277,750
316 Bridgegate Drive	Cary Park	3039	2006	4	3	1	\$309,900	\$295,000

Client Commentary

“In this market, you need experience, knowledge, a great attitude, and business savvy - LG Real Estate is all that and a bag of chips! The sale of my house took less than a month, thanks to Lenda and team. A great experience from start to finish. I highly recommend them to anyone and everyone who asks”.

- K. Weems, Cary

FEATURED LISTING:

522 Alden Bridge—Cary Park



This 3-bedroom, 2 ½ bath + bonus home feels brand new. The stacked-stone pillars on the front porch set an inviting tone as you enter the house. Gleaming first-floor hardwoods flow from the formal dining room to the charming family room complete with gas-log fireplace. The kitchen is complete with an island and GE Profile, stainless-steel appliances.

The master suite is on the second floor, with a large walk-in closet and master bath with tile shower and garden tub. Two secondary bedrooms accompany the master on the second floor. The bonus is grand in size, with a large walk-in closet; great as an all-purpose room, 4th bedroom, or play area.

The patio allows you to enjoy your backyard, which has a privacy fence on three sides. A 2-car, front-entry garage rounds out this lovely home. Now offered at \$274,900!

Distinctive Offerings



370 Bridgegate Drive - Cary Park

- Three-bedroom townhouse, end unit with light
- Gourmet kitchen, open family room, sunroom
- Lower-level bonus with porch
- 3378 square feet
- Offered at \$314,900



909 Carpenter Town Carpenter Village

- 3 bedroom, 2 ½ bath Charleston home
- Double front porches, hardwoods
- Natural area in backyard, 2890 square feet
- Offered at \$349,900



805 Wellbrook Station Nearby in Weldon Ridge

- 4 bedroom, 1 ½ bath, like NEW!
- Shows like a model home
- Granite & stainless in kitchen
- Formals, 2-car garage
- Offered at \$369,900

Calendar of Events

MARCH–SEPTEMBER

**Umstead State Park
Raleigh/Cary**

Boating, bridle trails, tent/trailer camping, and cycling. Park hours are 8 a.m.–8 p.m.

APRIL 4

**Cary Road Race
Koka Booth Amphitheatre at Regency Park,
Cary**

Five and ten-K races, plus a one-mile fun run. For details, go to townofcary.org.

APRIL 4

**18TH Annual Easter Egg Hunt
Bond Park, Cary**

The Egg Hunt features three hunt areas for age groups <3, 4-6, and 7-10, with two sessions starting at 10 a.m. and 1:30 p.m. For details, go to townofcary.org.

APRIL 9—SUMMER

**Durham Bulls Baseball
Downtown Durham**

Opening night is April 9. Go to durhambulls.com for the home-game schedule and tickets.

APRIL 14–19

**Legally Blonde: The Musical
The New Durham Arts Center, Downtown
Durham**

After turning Broadway and MTV hot pink, this Feel-Good Song and Dance Juggernaut (New York Magazine) is The Best New Musical Around! For tickets, call 919-680-ARTS.

APRIL 25

**Spring Daze Arts & Crafts Festival
Bond Park, Cary**

Vendors and activities in a wonderful outdoor setting. 9 a.m.–5 p.m. For information, go to townofcary.org.

MAY 1—SUMMER

**First Fridays
Downtown Raleigh**

A fun-filled introduction to Raleigh's exciting art, music and dining scene. Enjoy a free self-guided tour of local art galleries, art studios, museums, retail, restaurants and alternative art venues. Look for the First Friday Flags to easily locate participating venues. A detailed map/guide will be available at each location. Pick up your very own copy for FREE for easy event navigation. For details, go to godowntownraleigh.com <<http://www.godowntownraleigh.com/>> .

SPRING

**Juniper Level Botanical Garden at Plants
Delight Nursery
Raleigh**

Display gardens filled with treasures that you won't find anywhere else, plus an array of perennials to satisfy even the most jaded gardener. For visitation hours, go to plantdelights.com.

YEAR ROUND

**North Carolina State Flea Market
N.C. State Fairgrounds, Raleigh**

Dealers and craftsmen offering great bargains every weekend, indoors and out. For info, call 821-7400.

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“Eat This, Not That”

The book is their third in the “Eat This, Not That!” series. According to the back cover, it's a simple, illustrated guide to thousands of foods coupled with nutrition secrets that can help you lose weight. Some interesting items that are highlighted are:

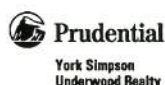
- A cup of Quaker 100% Natural Granola Oats, Honey and Raisins contains more calories than eight chicken wings
- Choosing regular bacon is better for you than turkey bacon
- Choosing Rice Krispies Treats over Nutri-Grain Cereal bars will cut your sugar and calories in half

If you get a chance, pick up a copy of the book or check it out at the library. It's a real treat!



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