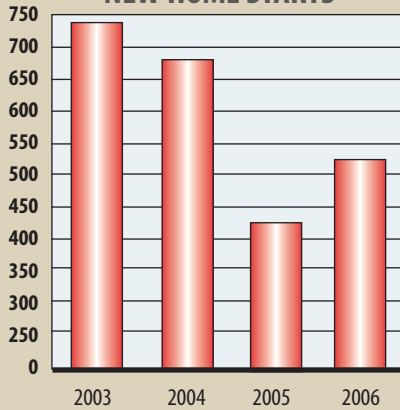


TOP ZIP CODES CLAYTON 27520

IN THE AREA

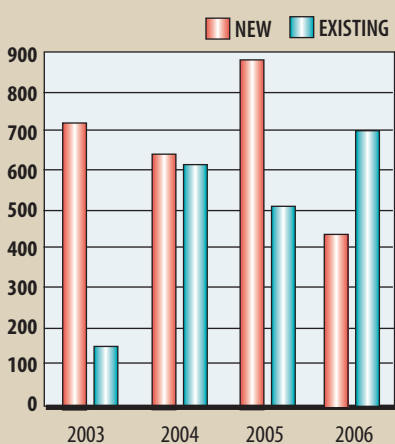
NEW HOME STARTS



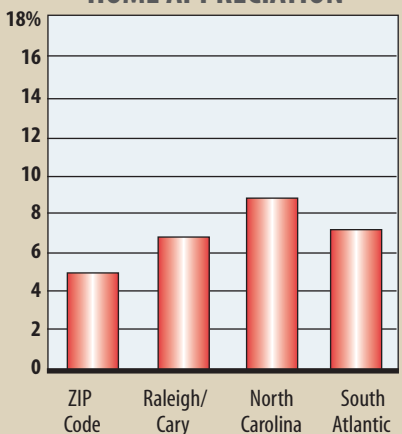
AVERAGE RESALE PRICE



NUMBER OF NEW AND EXISTING HOMES SOLD



HOME APPRECIATION



After 200 years, small town grew up

For more than 200 years, Clayton stayed small. It was still small 14 years ago when Sally Schindwein first set eyes on it. She had never lived in a place with a population of fewer than 110,000 people.

"I came here kicking and screaming," she says. Husband Denny, however, was determined to relocate to 27520, and the couple moved to the Glen Laurel subdivision at the Neuse Golf Club.

Things have changed, and the Schindweins are very happy they made the move. She's the executive director of the Clayton Chamber of Commerce and one of the town's biggest supporters. "I say the good Lord put me here to show me how wonderful a small town could be," she says.

It's a different place than the one they moved to. Clayton has grown so fast that the town delivery area went from one ZIP code to three. Officer-in-Charge Jerry Merritt of the Clayton Post Office says rural and city delivery has gone up 8 percent and 3.5 percent, respectively, over the past year.

"We're constantly hiring. We're constantly adding new routes," Merritt says.

ZIP code 27520 used to cover roughly 120 square miles. Now, says Merritt, roughly half the area of 27520 went to 27527, which itself is experiencing steep increases in residents with developments such as Flowers Plantation. That project already

has 1,000 resident units and will have 7,500 at buildout. The third ZIP code, 27528, was added for all post office box addresses.

The general border of 27520 now surrounds everything that's west and south of the Neuse River and the railroad tracks, Merritt says. This includes the offices of the Clayton Chamber of Commerce, which Schindwein reports added 35 members in the first four months of 2007 alone.

Despite the growth, which she welcomes, says Sally Schindwein, some things haven't changed. More than 200 years since its founding, Clayton still has a small-town feel.

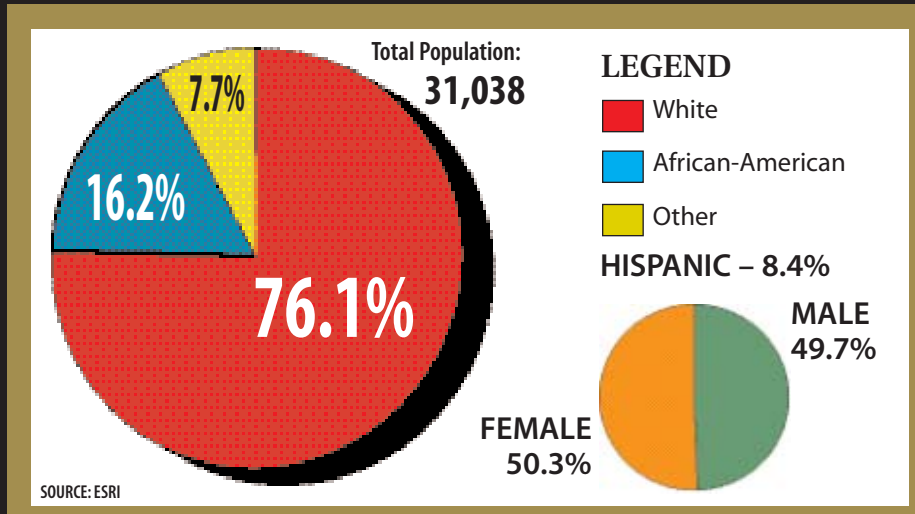
"It's a wonderful, quaint town," she says. "People are just absolutely wonderful. It's a place where people care."



Sally and Denny Schindwein, with Patches, have learned to love Clayton.

STEVE WILSON

27520 2006 Population by Race and Gender



Most Expensive Home Sold Between Jan. 1 and Dec. 30, 2006



1339 Brookhill Clayton 27520

This Clayton home was sold by Chase Brandon Builders in April 2006. The property sits on a 1-acre lot.

\$570,000

AREAS IN THE TRIANGLE WITH HIGHEST MEDIAN HOME VALUES

Several ZIP codes in Raleigh, Morrisville, Cary and Chapel Hill rank in the top half of the list when comparing the median home values of communities in the Triangle. Only one of the areas (27513) averages more than three people per household. A Chapel Hill ZIP code (27514) boasts the youngest residents, based on median age.

ZIP Code	Post Office Name	County Name	2006 Population	2006 Households	'06 Average Household Size	2006 Median Age	2006 Median Value of Homes	2006 Total Housing Units	2006 Median Household Income
27608	Raleigh	Wake	9,769	5,025	1.89	39.6	\$335,654	5,287	\$65,052
27560	Morrisville	Wake	13,124	6,458	2.03	32.8	\$330,713	7,565	\$84,808
27514	Chapel Hill	Orange	29,531	10,334	2.18	25.3	\$323,650	11,151	\$55,404
27519	Cary	Wake	25,988	8,638	3.01	34.3	\$297,504	9,287	\$125,213
27614	Raleigh	Wake	19,529	6,797	2.87	38	\$289,527	7,132	\$109,079
27617	Raleigh	Wake	5,487	2,373	2.31	35	\$286,781	2,723	\$102,414
27615	Raleigh	Wake	42,409	16,997	2.48	38.5	\$252,981	17,923	\$82,276
27607	Raleigh	Wake	23,714	8,655	2	31.7	\$251,138	9,377	\$59,992
27612	Raleigh	Wake	30,686	14,322	2.12	34.7	\$240,604	15,434	\$67,674
27511	Cary	Wake	51,234	19,471	2.61	37.4	\$239,807	20,547	\$87,474
27613	Raleigh	Wake	42,541	17,512	2.43	34.9	\$237,185	18,721	\$83,060
27605	Raleigh	Wake	1,259	2,558	1.59	35	\$232,813	2,788	\$50,771
27503	Bahama	Durham	3,725	1,450	2.49	44.8	\$229,297	1,545	\$73,200
27516	Chapel Hill	Orange	35,281	13,779	2.39	31.1	\$226,319	14,868	\$57,244
27513	Cary	Wake	40,906	15,590	2.61	32.9	\$225,158	16,540	\$86,137
27539	Apex	Wake	15,000	5,724	2.62	36.1	\$216,116	6,102	\$90,058
27502	Apex	Wake	25,217	9,128	2.76	33.7	\$211,786	9,849	\$87,092
27510	Carrboro	Orange	13,666	6,801	1.99	29.5	\$200,652	7,423	\$37,609
27609	Raleigh	Wake	33,302	15,220	2.19	36.7	\$194,530	16,298	\$61,068
27606	Raleigh	Wake	43,234	16,831	2.35	27.9	\$192,886	17,938	\$48,960
27712	Durham	Durham	18,750	7,034	2.62	44.1	\$192,540	7,308	\$78,857
27713	Durham	Durham	41,657	18,004	2.29	33.7	\$188,502	19,231	\$69,538
27587	Wake Forest	Wake	47,081	17,534	2.67	35.1	\$184,825	18,991	\$71,616
27540	Holly Springs	Wake	18,837	7,026	2.68	33.9	\$184,217	7,772	\$78,133
27707	Durham	Durham	44,379	18,184	2.32	33.5	\$183,711	20,155	\$51,635
27705	Durham	Durham	44,620	18,837	2.16	33.1	\$173,539	20,575	\$46,270

SOURCE: ESRI'S 2006 DEMOGRAPHIC AND COMMUNITY TAPESTRY

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