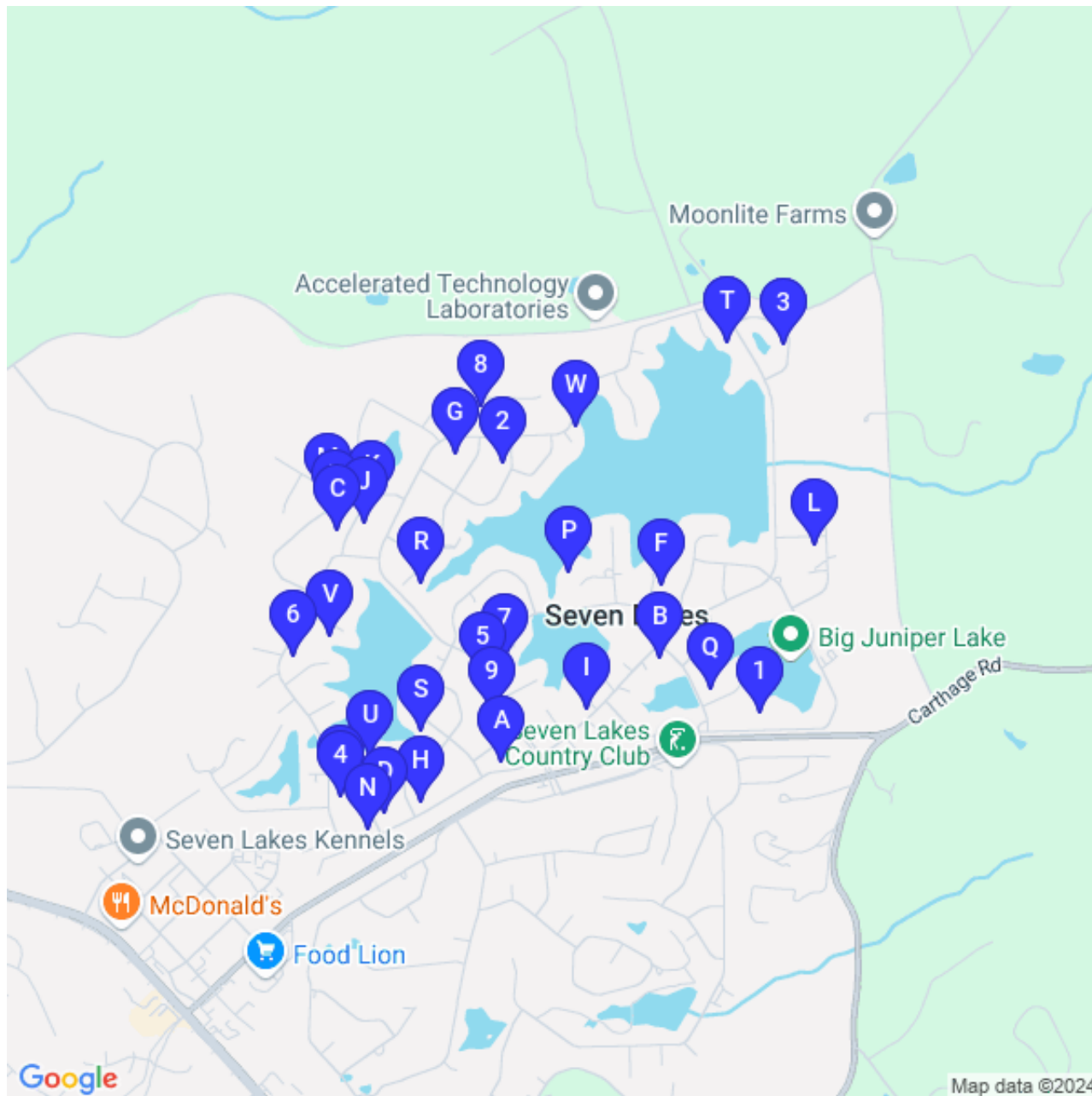


CMA Prepared by Ross Laton

Map of Subject And Comparable Properties



● Active
 ● Sold
 ● Pending
 ● Withdraw Listing (Permanent)
 ● Cancelled
 ● Expired

	Address	MLS #	Status	Distance from Subject
1	144 Cardinal Lane , West End NC 27376	100442648	Closed	5630.85m
2	106 Cottage Grove Lane , West End NC 27376	100443386	Closed	5631.60m
3	112 Primrose Circle , West End NC 27376	100417071	Closed	5630.89m
4	161 Edgewater Drive , West End NC 27376	100426053	Closed	5631.93m
5	102 Dogwood Lane , West End NC 27376	100418205	Closed	5631.59m
6	135 Edgewater Drive , West End NC 27376	100456875	Closed	5632.10m

7	102 Firetree Lane , West End NC 27376	100403062	Closed	5631.53m
8	112 Pinecone Court , West End NC 27376	100433516	Closed	5631.67m
9	114 Dogwood Lane , West End NC 27376	100442878	Closed	5631.56m
A	110 Shenandoah Road W , West End NC 27376	100444775	Closed	5631.52m
B	134 Shenandoah Road E , West End NC 27376	100462627	Closed	5631.13m
C	120 Sandspur Lane , West End NC 27376	100408457	Closed	5632.01m
D	147 Sunset Way , West End NC 27376	100419899	Closed	5631.81m
E	103 Pineneedle Drive , West End NC 27376	100457790	Closed	5632.03m
F	104 Scuppernong Court , West End NC 27376	100439633	Closed	5631.15m
G	104 Pleasant View Lane , West End NC 27376	100422481	Closed	5631.73m
H	109 Stallion Drive , West End NC 27376	100458870	Closed	5631.72m
I	101 Rolling Hill Court , West End NC 27376	100443554	Closed	5631.30m
J	109 Sandspur Lane , West End NC 27376	100422644	Closed	5631.94m
K	103 Sandspur Lane , West End NC 27376	100439852	Closed	5631.93m
L	101 Cherokee Trail , West End NC 27376	100421689	Closed	5630.75m
M	101 Seminole Court , West End NC 27376	100423944	Closed	5632.05m
N	138 W Shenandoah Road , West End NC 27376	100443060	Closed	5631.85m
O	159 Edgewater Drive , West End NC 27376	100462529	Closed	5631.93m
P	110 Cobblestone Court , West End NC 27376	100433491	Closed	5631.39m
Q	103 Juniper Court , West End NC 27376	100464153	Closed	5630.99m
R	137 Pleasant View Lane , West End NC 27376	100459271	Closed	5631.78m
S	174 Overlook Drive , West End NC 27376	100430267	Closed	5631.74m
T	163 Firetree Lane , West End NC 27376	100458762	Closed	5631.04m
U	102 Calmwater Lane , West End NC 27376	100453370	Closed	5631.87m
V	104 Amberwood Court , West End NC 27376	100415711	Closed	5632.00m
W	101 Fawn Court , West End NC 27376	100439362	Closed	5631.42m

CMA Prepared by Ross Laton

Comparable Properties

100403062



102 Firetree Lane
West End NC

100418205



102 Dogwood Lane
West End NC

100408457



120 Sandspur Lane
West End NC

List Price	\$335,000	\$290,000	\$345,998
Original List Price	\$405,000	\$295,000	\$346,000
Sold Price	\$310,000	\$280,000	\$341,000
Status	Closed	Closed	Closed
Status Date	03/21/2024	03/21/2024	01/05/2024
Agent Days on Market	136	52	76
Cumulative Days on Market	136	52	76
# Bedrooms	3	3	3
# Baths - Total	2	2	2
SqFt - Heated (Primary)	1,573	1,359	1,522
Lot Dimensions	60.19x375.92x55x324.9x70.98	82' X 245' X 82' X 245'	78.07 x 181.41 x 64.01 x 158.74
Lot Acres	0	0.46	0.32
Year Built	1988	1979	2023
Cobra Zone	No	No	No
HOA	Yes	Yes	Yes
Price	\$310,000	\$280,000	\$341,000

100415711



**104 Amberwood Court
West End NC**

100417071



**112 Primrose Circle
West End NC**

100419899



**147 Sunset Way
West End NC**

List Price	\$667,500	\$267,000	\$353,000
Original List Price	\$794,222	\$282,000	\$365,000
Sold Price	\$667,500	\$267,000	\$344,000
Status	Closed	Closed	Closed
Status Date	05/16/2024	03/28/2024	04/24/2024
Agent Days on Market	127	72	56
Cumulative Days on Market	127	72	56
# Bedrooms	4	2	3
# Baths - Total	5	2	2
SqFt - Heated (Primary)	4,457	1,283	1,603
Lot Dimensions	155x192.76x150x270	187x146x15x36x33x24x188	80x253
Lot Acres	0.83	0.51	0.47
Year Built	1984	1980	2003
Cobra Zone	No	No	No
HOA	Yes	Yes	Yes
Price	\$667,500	\$267,000	\$344,000

100421689



**101 Cherokee Trail
West End NC**

100422481



**104 Pleasant View Lane
West End NC**

100422644



**109 Sandspur Lane
West End NC**

List Price	\$395,812	\$360,000	\$384,900
Original List Price	\$395,812	\$360,000	\$399,000
Sold Price	\$395,812	\$360,000	\$383,900
Status	Closed	Closed	Closed
Status Date	02/13/2024	04/29/2024	04/23/2024
Agent Days on Market	1	73	38
Cumulative Days on Market	1	73	38
# Bedrooms	3	3	3
# Baths - Total	2	2	2
SqFt - Heated (Primary)	1,860	1,594	1,935
Lot Dimensions	91x232x91x232	158x429x133x485	90x223x90x223
Lot Acres	0.48	0.97	0.45
Year Built	2023	2023	1996
Cobra Zone	No	No	No
HOA	Yes	Yes	Yes
Price	\$395,812	\$360,000	\$383,900

100423944



**101 Seminole Court
West End NC**

100426053



**161 Edgewater Drive
West End NC**

100430267



**174 Overlook Drive
West End NC**

List Price	\$395,000	\$275,000	\$535,000
Original List Price	\$410,000	\$275,000	\$535,000
Sold Price	\$397,500	\$277,000	\$535,000
Status	Closed	Closed	Closed
Status Date	03/21/2024	04/09/2024	03/27/2024
Agent Days on Market	24	2	2
Cumulative Days on Market	24	2	2
# Bedrooms	3	2	3
# Baths - Total	2	2	3
SqFt - Heated (Primary)	1,882	1,374	2,309
Lot Dimensions	120x200x117x200	80x259x80x255	111x280x75x284
Lot Acres	0.54	0.47	0.58
Year Built	2024	1984	1984
Cobra Zone	No	No	No
HOA	Yes	Yes	Yes
Price	\$397,500	\$277,000	\$535,000

100433491



110 Cobblestone Court
West End NC

100433516



112 Pinecone Court
West End NC

100439362



101 Fawn Court
West End NC

List Price	\$500,000	\$315,000	\$995,000
Original List Price	\$500,000	\$315,000	\$995,000
Sold Price	\$500,000	\$312,000	\$1,050,000
Status	Closed	Closed	Closed
Status Date	04/18/2024	07/04/2024	05/17/2024
Agent Days on Market	6	10	12
Cumulative Days on Market	6	10	12
# Bedrooms	3	3	4
# Baths - Total	3	2	4
SqFt - Heated (Primary)	3,239	1,621	3,304
Lot Dimensions	63x290x159x304	100x200x100x200	198x159x219x87
Lot Acres	0.71	0.46	0.55
Year Built	1981	1997	1979
Cobra Zone	No	No	No
HOA	Yes	Yes	Yes
Price	\$500,000	\$312,000	\$1,050,000

100439633



**104 Scuppernong Court
West End NC**

100439852



**103 Sandspur Lane
West End NC**

100442648



**144 Cardinal Lane
West End NC**

List Price	\$360,000	\$395,000	\$269,000
Original List Price	\$360,000	\$395,000	\$269,000
Sold Price	\$355,000	\$395,000	\$210,000
Status	Closed	Closed	Closed
Status Date	07/09/2024	07/17/2024	05/24/2024
Agent Days on Market	12	34	10
Cumulative Days on Market	12	34	10
# Bedrooms	3	3	3
# Baths - Total	2	2	2
SqFt - Heated (Primary)	1,670	2,043	1,835
Lot Dimensions	120x189x120x189	90x223x91x223	80x353x95x403
Lot Acres	0.52	0.47	0.7
Year Built	1978	2013	1986
Cobra Zone	No	No	No
HOA	No	Yes	Yes
Price	\$355,000	\$395,000	\$210,000

100442878



**114 Dogwood Lane
West End NC**

100443060



**138 W Shenandoah Road
West End NC**

100443386



**106 Cottage Grove Lane
West End NC**

List Price	\$328,000	\$410,000	\$263,000
Original List Price	\$328,000	\$430,000	\$263,000
Sold Price	\$328,000	\$405,000	\$263,000
Status	Closed	Closed	Closed
Status Date	08/07/2024	10/17/2024	07/01/2024
Agent Days on Market	30	119	9
Cumulative Days on Market	30	119	9
# Bedrooms	3	3	2
# Baths - Total	2	3	2
SqFt - Heated (Primary)	1,530	2,295	1,885
Lot Dimensions	60x324.93x88.97x290.18	270x181x254x180	113x208x28x44x200
Lot Acres	0.58	1.07	0.46
Year Built	2005	1991	1986
Cobra Zone	No	No	No
HOA	Yes	Yes	Yes
Price	\$328,000	\$405,000	\$263,000

100443554



101 Rolling Hill Court
West End NC

100444775



110 Shenandoah Road W
West End NC

100453370



102 Calmwater Lane
West End NC

List Price	\$389,000	\$349,900	\$645,000
Original List Price	\$425,000	\$349,900	\$645,000
Sold Price	\$379,000	\$335,000	\$645,000
Status	Closed	Closed	Closed
Status Date	09/03/2024	07/17/2024	09/24/2024
Agent Days on Market	87	20	8
Cumulative Days on Market	87	20	8
# Bedrooms	3	3	3
# Baths - Total	3	2	3
SqFt - Heated (Primary)	2,024	1,721	2,299
Lot Dimensions	133 x 180	135x152.58x144.74x189.76	262x272x245
Lot Acres	0.55	0.54	0.76
Year Built	1996	1988	1984
Cobra Zone	No	No	No
HOA	Yes	Yes	No
Price	\$379,000	\$335,000	\$645,000

100456875

100457790

100458762



**135 Edgewater Drive
West End NC**

**103 Pineneedle Drive
West End NC**

**163 Firetree Lane
West End NC**

List Price	\$300,000	\$345,000	\$575,000
Original List Price	\$300,000	\$357,500	\$575,000
Sold Price	\$300,000	\$345,000	\$592,000
Status	Closed	Closed	Closed
Status Date	08/30/2024	09/27/2024	08/26/2024
Agent Days on Market	6	40	3
Cumulative Days on Market	6	40	3
# Bedrooms	3	3	3
# Baths - Total	2	2	2
SqFt - Heated (Primary)	1,420	1,780	1,717
Lot Dimensions	80x257x80x250	47x208x177x201	80x348x86x362
Lot Acres	0.45	0.48	0.68
Year Built	1993	1996	1999
Cobra Zone	No	No	No
HOA	Yes	Yes	Yes
Price	\$300,000	\$345,000	\$592,000

100458870



109 Stallion Drive
West End NC

100459271



137 Pleasant View Lane
West End NC

100462529



159 Edgewater Drive
West End NC

List Price	\$354,900	\$530,000	\$459,000
Original List Price	\$354,900	\$530,000	\$459,000
Sold Price	\$362,000	\$530,000	\$459,000
Status	Closed	Closed	Closed
Status Date	09/02/2024	09/11/2024	10/23/2024
Agent Days on Market	2	3	17
Cumulative Days on Market	2	3	17
# Bedrooms	3	3	3
# Baths - Total	2	3	2
SqFt - Heated (Primary)	1,782	2,300	2,563
Lot Dimensions	194x228x173x247	111x250x155x287	80x263x80x259
Lot Acres	1.03	0.82	0.49
Year Built	1995	1998	1980
Cobra Zone	No	No	No
HOA	Yes	Yes	Yes
Price	\$362,000	\$530,000	\$459,000

100462627



134 Shenandoah Road E
West End NC

100464153



103 Juniper Court
West End NC

List Price	\$335,000	\$515,000	
Original List Price	\$345,000	\$515,000	
Sold Price	\$335,000	\$515,000	
Status	Closed	Closed	
Status Date	10/30/2024	10/16/2024	
Agent Days on Market	37	11	
Cumulative Days on Market	37	11	
# Bedrooms	3	3	
# Baths - Total	2	2	
SqFt - Heated (Primary)	1,800	2,430	
Lot Dimensions	81 x 248 x 81 x 248	94x350x60x338	
Lot Acres	0.45	0.55	
Year Built	1976	2001	
Cobra Zone	No	No	
HOA	Yes	Yes	
Price	\$335,000	\$515,000	

CMA Prepared by Ross Laton

Price Analysis

Summary of Closed Listings

MLS #	Address	List Price	ADOM	CDOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
100442648	144 Cardinal Lane, West End NC	\$269,000	10	10	05/24/2024	\$210,000	-	\$210,000
100443386	106 Cottage Grove Lane, West End NC	\$263,000	9	9	06/28/2024	\$263,000	-	\$263,000
100417071	112 Primrose Circle, West End NC	\$267,000	72	72	03/28/2024	\$267,000	-	\$267,000
100426053	161 Edgewater Drive, West End NC	\$275,000	2	2	04/08/2024	\$277,000	-	\$277,000
100418205	102 Dogwood Lane, West End NC	\$290,000	52	52	03/20/2024	\$280,000	-	\$280,000
100456875	135 Edgewater Drive, West End NC	\$300,000	6	6	08/30/2024	\$300,000	-	\$300,000
100403062	102 Firetree Lane, West End NC	\$335,000	136	136	03/21/2024	\$310,000	-	\$310,000
100433516	112 Pinecone Court, West End NC	\$315,000	10	10	07/03/2024	\$312,000	-	\$312,000
100442878	114 Dogwood Lane, West End NC	\$328,000	30	30	08/06/2024	\$328,000	-	\$328,000
100444775	110 Shenandoah Road W, West End NC	\$349,900	20	20	07/16/2024	\$335,000	-	\$335,000
100462627	134 Shenandoah Road E, West End NC	\$335,000	37	37	10/30/2024	\$335,000	-	\$335,000
100408457	120 Sandspur Lane, West End NC	\$345,998	76	76	01/05/2024	\$341,000	-	\$341,000
100419899	147 Sunset Way, West End NC	\$353,000	56	56	04/24/2024	\$344,000	-	\$344,000
100457790	103 Pineneedle Drive, West End NC	\$345,000	40	40	09/26/2024	\$345,000	-	\$345,000
100439633	104 Scuppernong Court, West End NC	\$360,000	12	12	07/09/2024	\$355,000	-	\$355,000
100422481	104 Pleasant View Lane, West End NC	\$360,000	73	73	04/26/2024	\$360,000	-	\$360,000
100458870	109 Stallion Drive, West End NC	\$354,900	2	2	08/29/2024	\$362,000	-	\$362,000
100443554	101 Rolling Hill Court, West End NC	\$389,000	87	87	08/29/2024	\$379,000	-	\$379,000
100422644	109 Sandspur Lane, West End NC	\$384,900	38	38	03/22/2024	\$383,900	-	\$383,900
100439852	103 Sandspur Lane, West End NC	\$395,000	34	34	07/16/2024	\$395,000	-	\$395,000
100421689	101 Cherokee Trail, West End NC	\$395,812	1	1	02/13/2024	\$395,812	-	\$395,812
100423944	101 Seminole Court, West End NC	\$395,000	24	24	03/20/2024	\$397,500	-	\$397,500
100443060	138 W Shenandoah Road, West End NC	\$410,000	119	119	10/17/2024	\$405,000	-	\$405,000
100462529	159 Edgewater Drive, West End NC	\$459,000	17	17	10/22/2024	\$459,000	-	\$459,000
100433491	110 Cobblestone Court, West End NC	\$500,000	6	6	04/17/2024	\$500,000	-	\$500,000
100464153	103 Juniper Court, West End NC	\$515,000	11	11	10/14/2024	\$515,000	-	\$515,000
100459271	137 Pleasant View Lane, West End	\$530,000	3	3	09/09/2024	\$530,000	-	\$530,000

	NC							
100430267	174 Overlook Drive, West End NC	\$535,000	2	2	03/27/2024	\$535,000	-	\$535,000
100458762	163 Firetree Lane, West End NC	\$575,000	3	3	08/26/2024	\$592,000	-	\$592,000
100453370	102 Calmwater Lane, West End NC	\$645,000	8	8	09/23/2024	\$645,000	-	\$645,000
100415711	104 Amberwood Court, West End NC	\$667,500	127	127	05/16/2024	\$667,500	-	\$667,500
100439362	101 Fawn Court, West End NC	\$995,000	12	12	05/17/2024	\$1,050,000	-	\$1,050,000

Low, Average, Median, and High Comparisons

	Closed	Overall
Low	\$210,000	\$210,000
Average	\$411,678	\$411,678
Median	\$361,000	\$361,000
High	\$1,050,000	\$1,050,000

Overall Market Analysis (Unadjusted)

Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Avg. Sale/List Price	Avg. SqFt - Heated (Primary)	Avg. List \$/SqFt - Heated (Primary)	Avg. Sold \$/SqFt - Heated (Primary)	Avg. ADOM	Avg. CDOM
Closed	32	13,237,010	413,657	13,173,712	411,678	0.99	2,000	208.49	206.86	35	35
Overall	32	13,237,010	413,657	13,173,712	411,678	0.99	2,000	208.49	206.86	35	35

