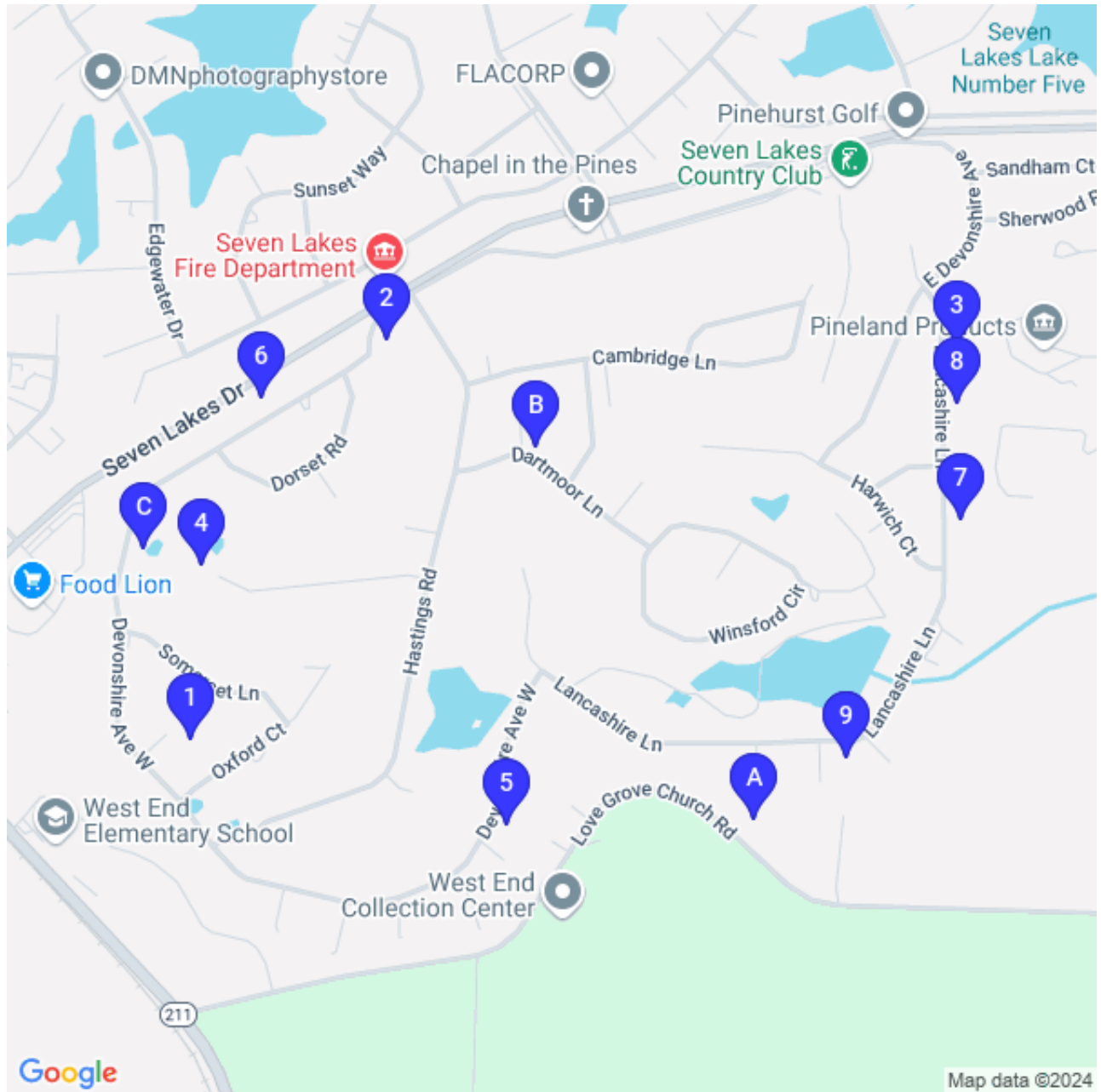


CMA Prepared by Ross Laton

Map of Subject And Comparable Properties



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

	Address	MLS #	Status	Distance from Subject
1	102 Hampton Court , West End NC 27376	100412147	Closed	5631.85m
2	131 Devonshire Avenue W , West End NC 27376	100427383	Closed	5631.65m
3	105 Lancashire Lane , West End NC 27376	100471342	Closed	5630.89m
4	126 Berkshire Court , West End NC 27376	100415435	Closed	5631.86m
5	246 Devonshire Avenue W , West End NC 27376	100429043	Closed	5631.42m
6	146 Devonshire Avenue W , West End NC 27376	100446524	Closed	5631.80m

7	125 Lancashire Lane , West End NC 27376	100420366	Closed	5630.86m
8	111 Lancashire Lane , West End NC 27376	100425716	Closed	5630.88m
9	133 Lancashire Lane , West End NC 27376	100408316	Closed	5630.98m
A	105 Edinburgh Court , West End NC 27376	100446127	Closed	5631.09m
B	102 Tiverton Court , West End NC 27376	100436973	Closed	5631.43m
C	169 Devonshire Avenue W , West End NC 27376	100462906	Closed	5631.94m

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Comparable Properties

100408316



**133 Lancashire Lane
West End NC**

100412147



**102 Hampton Court
West End NC**

100415435



**126 Berkshire Court
West End NC**

List Price	\$465,000	\$379,000	\$399,900
Original List Price	\$465,000	\$379,000	\$395,000
Sold Price	\$470,000	\$367,000	\$400,000
Status	Closed	Closed	Closed
Status Date	05/10/2024	03/27/2024	03/04/2024
Agent Days on Market	189	112	14
Cumulative Days on Market	189	112	14
<hr/>			
# Bedrooms	4	3	3
# Baths - Total	3	2	2
SqFt - Heated (Primary)	2,352	1,665	2,137
Lot Dimensions	114x198x112x198	92.63x274.38x50x278.91x170.39	77x231x228x287
Lot Acres	0.51	0.69	0.78
Year Built	2023	1983	1995
Cobra Zone	No	No	No
HOA	Yes	Yes	Yes
Price	\$470,000	\$367,000	\$400,000

100420366



125 Lancashire Lane
West End NC

100425716



111 Lancashire Lane
West End NC

100427383



131 Devonshire Avenue W
West End NC

List Price	\$435,900	\$469,900	\$390,000
Original List Price	\$435,900	\$479,000	\$390,000
Sold Price	\$435,900	\$469,900	\$385,000
Status	Closed	Closed	Closed
Status Date	06/12/2024	07/03/2024	04/04/2024
Agent Days on Market	81	95	9
Cumulative Days on Market	81	95	9
# Bedrooms	4	4	3
# Baths - Total	3	4	2
SqFt - Heated (Primary)	2,070	2,564	1,764
Lot Dimensions	131x178x130x182	129x181x129x180	124.55x230.31x83x225.62
Lot Acres	0.54	0.52	0.55
Year Built	2024	2024	2014
Cobra Zone	No	No	No
HOA	Yes	Yes	Yes
Price	\$435,900	\$469,900	\$385,000

100429043

100436973

100446127



246 Devonshire Avenue W
West End NC

102 Tiverton Court
West End NC

105 Edinburgh Court
West End NC

List Price	\$415,000	\$487,000	\$499,000
Original List Price	\$415,000	\$487,000	\$549,000
Sold Price	\$410,000	\$487,000	\$475,200
Status	Closed	Closed	Closed
Status Date	04/30/2024	07/03/2024	09/10/2024
Agent Days on Market	36	69	79
Cumulative Days on Market	36	69	79
# Bedrooms	4	4	4
# Baths - Total	3	4	3
SqFt - Heated (Primary)	2,000	2,644	2,821
Lot Dimensions	459.07x122.06x576.09x282.86	155x222x156x45x79	200x92x151x272x155
Lot Acres	2.1	0.55	0.86
Year Built	2018	2024	2020
Cobra Zone	No	No	No
HOA	Yes	Yes	Yes
Price	\$410,000	\$487,000	\$475,200

100446524



146 Devonshire Avenue W
West End NC

100462906



169 Devonshire Avenue W
West End NC

100471342



105 Lancashire Lane
West End NC

List Price	\$410,000	\$545,000	\$394,000
Original List Price	\$410,000	\$545,000	\$394,000
Sold Price	\$410,000	\$545,000	\$394,000
Status	Closed	Closed	Closed
Status Date	07/15/2024	10/22/2024	10/17/2024
Agent Days on Market	8	6	1
Cumulative Days on Market	8	6	1
# Bedrooms	4	3	3
# Baths - Total	2	3	2
SqFt - Heated (Primary)	1,877	3,037	1,860
Lot Dimensions	100x212x100x212	243x120x217x113	129x178x129x176
Lot Acres	0.48	0.61	53
Year Built	2021	1987	2024
Cobra Zone	No	No	No
HOA	Yes	Yes	Yes
Price	\$410,000	\$545,000	\$394,000

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
100412147	102 Hampton Court, West End NC	\$379,000	112	112	03/27/2024	\$367,000	-	\$367,000
100427383	131 Devonshire Avenue W, West End NC	\$390,000	9	9	04/03/2024	\$385,000	-	\$385,000
100471342	105 Lancashire Lane, West End NC	\$394,000	1	1	10/17/2024	\$394,000	-	\$394,000
100415435	126 Berkshire Court, West End NC	\$399,900	14	14	03/04/2024	\$400,000	-	\$400,000
100429043	246 Devonshire Avenue W, West End NC	\$415,000	36	36	04/29/2024	\$410,000	-	\$410,000
100446524	146 Devonshire Avenue W, West End NC	\$410,000	8	8	07/15/2024	\$410,000	-	\$410,000
100420366	125 Lancashire Lane, West End NC	\$435,900	81	81	06/11/2024	\$435,900	-	\$435,900
100425716	111 Lancashire Lane, West End NC	\$469,900	95	95	07/01/2024	\$469,900	-	\$469,900
100408316	133 Lancashire Lane, West End NC	\$465,000	189	189	05/09/2024	\$470,000	-	\$470,000
100446127	105 Edinburgh Court, West End NC	\$499,000	79	79	09/10/2024	\$475,200	-	\$475,200
100436973	102 Tiverton Court, West End NC	\$487,000	69	69	07/03/2024	\$487,000	-	\$487,000
100462906	169 Devonshire Avenue W, West End NC	\$545,000	6	6	10/22/2024	\$545,000	-	\$545,000

Low, Average, Median, and High Comparisons

	Closed	Overall
Low	\$367,000	\$367,000
Average	\$437,417	\$437,417
Median	\$422,950	\$422,950
High	\$545,000	\$545,000

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	12	5,289,700	440,808	5,249,000	437,417	0.99	2,233	200.47	198.91	58	58
Overall	12	5,289,700	440,808	5,249,000	437,417	0.99	2,233	200.47	198.91	58	58

