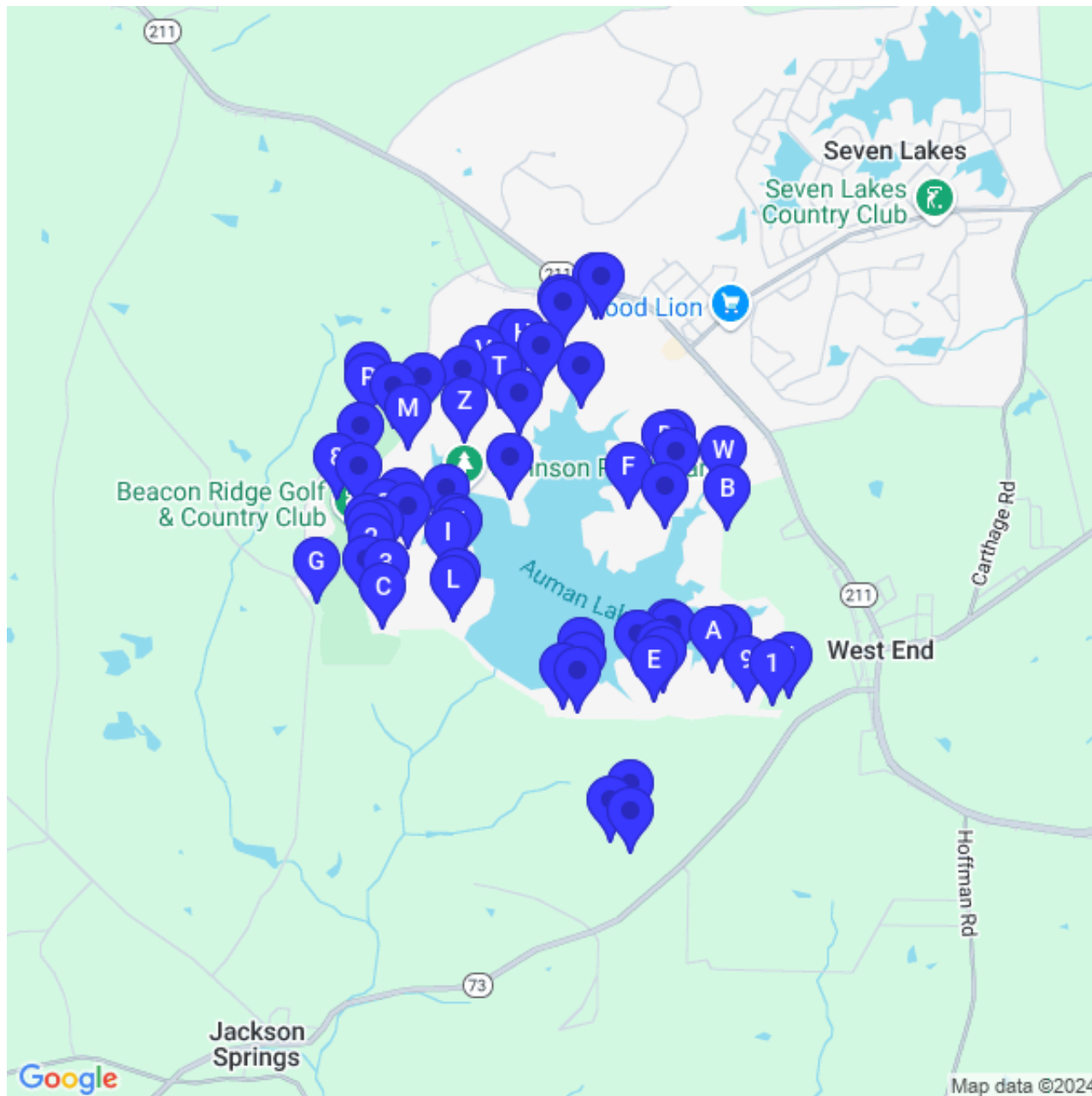


CMA Prepared by Ross Laton

Map of Subject And Comparable Properties



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

	Address	MLS #	Status	Distance from Subject
1	105 Heath Court , West End NC 27376	100418679	Closed	5631.65m
2	267 Longleaf Drive , West End NC 27376	100422209	Closed	5633.83m
3	193 James Drive , West End NC 27376	100439743	Closed	5633.74m
4	150 Heath Court , West End NC 27376	100439724	Closed	5631.56m
5	170 Baker Circle , West End NC 27376	100445376	Closed	5632.25m
6	172 Morris Drive , West End NC 27376	100416565	Closed	5633.36m

7	259 Longleaf Drive , West End NC 27376	100442444	Closed	5633.85m
8	154 Beacon Ridge Drive , West End NC 27376	100443810	Closed	5634.06m
9	409 Longleaf Drive , West End NC 27376	100456735	Closed	5631.78m
A	119 Dennis Circle , West End NC 27376	100444958	Closed	5631.98m
B	496 Longleaf Drive , West End NC 27376	100430464	Closed	5631.98m
C	290 Longleaf Drive , West End NC 27376	100421067	Closed	5633.74m
D	105 Fawnwood Drive , West End NC 27376	100433269	Closed	5632.34m
E	108 Baker Circle , West End NC 27376	100433373	Closed	5632.27m
F	145 Otter Drive , West End NC 27376	100413788	Closed	5632.52m
G	194 Banbridge Drive , West End NC 27376	100466721	Closed	5634.10m
H	103 Fox Den Drive , West End NC 27376	100441408	Closed	5633.15m
I	134 Morris Drive , West End NC 27376	100446769	Closed	5633.43m
J	133 Swaringen Drive , West End NC 27376	100411935	Closed	5633.38m
K	234 Finch Gate Drive , West End NC 27376	100436505	Closed	5633.95m
L	176 Morris Drive , West End NC 27376	100427095	Closed	5633.37m
M	197 Longleaf Drive , West End NC 27376	100414265	Closed	5633.71m
N	255 Longleaf Drive , West End NC 27376	100429805	Closed	5633.86m
O	102 Dubose Drive , West End NC 27376	100443055	Closed	5633.79m
P	113 Clay Circle , West End NC 27376	100429111	Closed	5632.21m
Q	174 Baker Circle , West End NC 27376	100452227	Closed	5632.22m
R	222 Finch Gate Drive , West End NC 27376	100445650	Closed	5633.95m
S	333 Longleaf Drive , West End NC 27376	100411863	Closed	5632.74m
T	106 Sheroff Lane , West End NC 27376	100455606	Closed	5633.25m
U	108 Dubose Drive , West End NC 27376	100452763	Closed	5633.70m
V	157 Longleaf Drive , West End NC 27376	100437956	Closed	5633.35m
W	512 Longleaf Drive , West End NC 27376	100430454	Closed	5632.02m
X	135 Swaringen Drive , West End NC 27376	100432041	Closed	5633.40m
Y	139 Longleaf Drive , West End NC 27376	100427539	Closed	5633.22m
Z	115 Simmons Drive , West End NC 27376	100435070	Closed	5633.42m
	276 Longleaf Drive , West End NC 27376	100464274	Closed	5633.84m
	106 Morris Drive , West End NC 27376	100430713	Closed	5633.80m
	107 Beacon Ridge Drive , West End NC 27376	100412217	Closed	5633.80m
	337 Longleaf Drive , West End NC 27376	100399419	Closed	5632.67m
	168 James Drive , West End NC 27376	100422668	Closed	5633.65m
	236 Longleaf Drive , West End NC 27376	100438407	Closed	5633.94m
	133 Beacon Ridge Drive , West End NC 27376	100422138	Closed	5633.95m
	110 Vanore Road , West End NC 27376	100421286	Closed	5632.27m
	126 Shaw Drive , West End NC 27376	100421734	Closed	5633.14m
	114 Andrews Drive , West End NC 27376	100426000	Closed	5632.65m
	124 Carriage Park Drive , West End NC 27376	100421573	Closed	5632.96m
	529 Longleaf Drive , West End NC 27376	100431594	Closed	5632.30m
	114 Carriage Park Drive , West End NC 27376	100412924	Closed	5632.95m
	111 Clay Circle , West End NC 27376	100463956	Closed	5632.19m

103 Brown Court , West End NC 27376	100446076	Closed	5632.37m
186 Longleaf Drive , West End NC 27376	100429990	Closed	5633.65m
113 Pittman Road , West End NC 27376	100420641	Closed	5633.04m
289 Carriage Park , West End NC 27376	100441069	Closed	5632.76m
275 Carriage Park Drive , West End NC 27376	100435316	Closed	5632.79m
108 Christine Place , West End NC 27376	100441204	Closed	5633.45m
126 Morgan Trail Court , West End NC 27376	100459160	Closed	5632.31m
210 Morgan Trail Court , West End NC 27376	100416929	Closed	5632.42m
137 Owens Circle , West End NC 27376	100440525	Closed	5632.82m
104 Butterfly Court , West End NC 27376	100413049	Closed	5633.15m
131 Vanore Road , West End NC 27376	100440045	Closed	5632.31m
118 Dennis Circle , West End NC 27376	100407160	Closed	5631.89m
107 Gordon Point , West End NC 27376	100410925	Closed	5633.47m
410 Morganwood Drive , West End NC 27376	100384523	Closed	5632.32m
117 Andrews Drive , West End NC 27376	100444778	Closed	5632.67m

CMA Prepared by Ross Laton

Comparable Properties

100384523



**410 Morganwood Drive
West End NC**

100399419



**337 Longleaf Drive
West End NC**

100407160



**118 Dennis Circle
West End NC**

List Price	\$2,500,000	\$615,000	\$1,725,000
Original List Price	\$2,600,000	\$625,000	\$1,725,000
Sold Price	\$2,100,000	\$605,000	\$1,620,000
Status	Closed	Closed	Closed
Status Date	05/01/2024	01/31/2024	01/08/2024
Agent Days on Market	326	141	33
Cumulative Days on Market	326	141	33
# Bedrooms	5	4	4
# Baths - Total	5	5	4
SqFt - Heated (Primary)	6,722	3,081	4,263
Lot Dimensions	1166.93 x 996 x 116.67 x 768.34	115x170x117x226	112x151x8x26x35x42x41x227
Lot Acres	9	0.5	0.55
Year Built	2018	2023	2002
Cobra Zone	No	No	No
HOA	Yes	Yes	Yes
Price	\$2,100,000	\$605,000	\$1,620,000

100410925



107 Gordon Point
West End NC

100412217



107 Beacon Ridge Drive
West End NC

100411935



133 Swaringen Drive
West End NC

List Price	\$1,999,900	\$549,900	\$539,900
Original List Price	\$2,299,000	\$549,900	\$555,000
Sold Price	\$1,782,000	\$602,500	\$520,000
Status	Closed	Closed	Closed
Status Date	05/01/2024	06/17/2024	03/04/2024
Agent Days on Market	147	36	104
Cumulative Days on Market	147	36	104
# Bedrooms	4	3	4
# Baths - Total	5	3	3
SqFt - Heated (Primary)	5,410	2,897	3,028
Lot Dimensions	52x185x196x160	73.53x186.27x130.23x180	125x176x126x156
Lot Acres	0.47	0.49	0.47
Year Built	2004	2024	1997
Cobra Zone	No	No	No
HOA	Yes	Yes	Yes
Price	\$1,782,000	\$602,500	\$520,000

100411863



**333 Longleaf Drive
West End NC**

100412924



**114 Carriage Park Drive
West End NC**

100413049



**104 Butterfly Court
West End NC**

List Price	\$580,000	\$717,000	\$1,030,000
Original List Price	\$580,000	\$747,000	\$1,030,000
Sold Price	\$550,000	\$703,500	\$1,050,000
Status	Closed	Closed	Closed
Status Date	02/08/2024	09/19/2024	01/05/2024
Agent Days on Market	88	285	6
Cumulative Days on Market	88	285	6
# Bedrooms	3	5	3
# Baths - Total	3	4	2
SqFt - Heated (Primary)	2,259	3,173	2,749
Lot Dimensions	189x200x34x292	140 x 233 x 144 x 238	100x217x109x241
Lot Acres	0.67	0.75	0.55
Year Built	2000	2024	1989
Cobra Zone	No	No	No
HOA	Yes	Yes	Yes
Price	\$550,000	\$703,500	\$1,050,000

100413788

100414265

100416929



**145 Otter Drive
West End NC**

**197 Longleaf Drive
West End NC**

**210 Morgan Trail Court
West End NC**

List Price	\$515,000	\$539,900	\$999,000
Original List Price	\$515,000	\$539,900	\$1,195,000
Sold Price	\$501,500	\$529,000	\$912,500
Status	Closed	Closed	Closed
Status Date	04/05/2024	04/18/2024	10/24/2024
Agent Days on Market	98	120	275
Cumulative Days on Market	98	120	275
# Bedrooms	4	4	5
# Baths - Total	3	3	4
SqFt - Heated (Primary)	2,802	2,595	4,284
Lot Dimensions	100x200x100x200	110x125x116x201	390 frontage
Lot Acres	0.45	0.55	6.16
Year Built	2004	2023	2014
Cobra Zone	No	No	No
HOA	Yes	Yes	Yes
Price	\$501,500	\$529,000	\$912,500

100416565



172 Morris Drive
West End NC

100418679



105 Heath Court
West End NC

100420641



113 Pittman Road
West End NC

List Price	\$474,900	\$415,000	\$760,000
Original List Price	\$474,900	\$415,000	\$760,000
Sold Price	\$450,000	\$415,000	\$750,500
Status	Closed	Closed	Closed
Status Date	03/28/2024	01/24/2024	06/21/2024
Agent Days on Market	83	9	86
Cumulative Days on Market	83	9	86
# Bedrooms	4	2	4
# Baths - Total	3	2	4
SqFt - Heated (Primary)	2,502	2,140	2,792
Lot Dimensions	100x328x102x350	60x288x125x226	90x297x150x254
Lot Acres	0.77	0.49	0.73
Year Built	2001	2018	2024
Cobra Zone	No	No	No
HOA	Yes	Yes	Yes
Price	\$450,000	\$415,000	\$750,500

100421734



**126 Shaw Drive
West End NC**

100421286



**110 Vanore Road
West End NC**

100421067



**290 Longleaf Drive
West End NC**

List Price	\$650,000	\$630,000	\$470,000
Original List Price	\$650,000	\$630,000	\$480,000
Sold Price	\$650,000	\$637,600	\$470,000
Status	Closed	Closed	Closed
Status Date	01/31/2024	02/28/2024	03/28/2024
Agent Days on Market	9	4	45
Cumulative Days on Market	9	4	45
# Bedrooms	4	4	3
# Baths - Total	4	3	2
SqFt - Heated (Primary)	2,977	2,742	2,356
Lot Dimensions	126x239x59x200	100x200x100x200	77.25x125.62x99.5x184.65
Lot Acres	0.53	0.46	0.49
Year Built	2023	2024	1992
Cobra Zone	No	No	No
HOA	Yes	Yes	Yes
Price	\$650,000	\$637,600	\$470,000

100426000

100421573

100422209



**114 Andrews Drive
West End NC**

**124 Carriage Park Drive
West End NC**

**267 Longleaf Drive
West End NC**

List Price	\$650,000	\$675,000	\$444,000
Original List Price	\$650,000	\$675,000	\$450,000
Sold Price	\$650,000	\$660,000	\$427,000
Status	Closed	Closed	Closed
Status Date	04/01/2024	04/03/2024	03/15/2024
Agent Days on Market	4	30	28
Cumulative Days on Market	4	30	28
# Bedrooms	3	4	3
# Baths - Total	3	5	2
SqFt - Heated (Primary)	2,355	3,513	2,525
Lot Dimensions	35x55x234x134x187	166x291x122x233	117x230x114x236
Lot Acres	0.52	0.79	0.59
Year Built	2003	1997	2006
Cobra Zone	No	No	No
HOA	Yes	Yes	Yes
Price	\$650,000	\$660,000	\$427,000

100422138



133 Beacon Ridge Drive
West End NC

100422668



168 James Drive
West End NC

100427095



176 Morris Drive
West End NC

List Price	\$628,000	\$610,000	\$525,000
Original List Price	\$628,000	\$610,000	\$525,000
Sold Price	\$628,000	\$610,000	\$525,000
Status	Closed	Closed	Closed
Status Date	04/19/2024	04/30/2024	05/06/2024
Agent Days on Market	42	35	16
Cumulative Days on Market	42	35	16
# Bedrooms	4	4	4
# Baths - Total	4	3	3
SqFt - Heated (Primary)	2,758	2,570	2,574
Lot Dimensions	86x180x109x180	100x207x100x205	100' X 285' X 102' X 306'
Lot Acres	0.46	0.48	0.69
Year Built	2023	2023	2017
Cobra Zone	No	No	No
HOA	Yes	Yes	Yes
Price	\$628,000	\$610,000	\$525,000

100427539



**139 Longleaf Drive
West End NC**

100429111



**113 Clay Circle
West End NC**

100429990



**186 Longleaf Drive
West End NC**

List Price	\$585,000	\$609,000	\$750,000
Original List Price	\$585,000	\$700,000	\$750,000
Sold Price	\$585,000	\$540,700	\$750,000
Status	Closed	Closed	Closed
Status Date	04/15/2024	07/08/2024	04/17/2024
Agent Days on Market	4	133	10
Cumulative Days on Market	4	133	10
# Bedrooms	3	4	4
# Baths - Total	4	4	4
SqFt - Heated (Primary)	2,630	4,070	3,371
Lot Dimensions	100x205x100x205	64x73x269x48x288	120x177x127x177
Lot Acres	0.46	0.55	0.5
Year Built	2020	2004	2021
Cobra Zone	No	No	No
HOA	Yes	Yes	Yes
Price	\$585,000	\$540,700	\$750,000

100431594



**529 Longleaf Drive
West End NC**

100429805



**255 Longleaf Drive
West End NC**

100430713



**106 Morris Drive
West End NC**

List Price	\$689,000	\$550,000	\$598,000
Original List Price	\$700,000	\$550,000	\$598,000
Sold Price	\$680,000	\$540,000	\$600,000
Status	Closed	Closed	Closed
Status Date	08/05/2024	04/09/2024	04/21/2024
Agent Days on Market	119	7	5
Cumulative Days on Market	119	7	5
# Bedrooms	4	4	3
# Baths - Total	3	4	2
SqFt - Heated (Primary)	3,193	2,741	2,604
Lot Dimensions	105x215x105x215	107x231.49x118.46x216.49	129x235x238x100
Lot Acres	0.52	0.58	1.26
Year Built	2024	2005	1992
Cobra Zone	No	No	No
HOA	Yes	Yes	Yes
Price	\$680,000	\$540,000	\$600,000

100430454



512 Longleaf Drive
West End NC

100430464



496 Longleaf Drive
West End NC

100432041



135 Swaringen Drive
West End NC

List Price	\$578,475	\$469,999	\$585,000
Original List Price	\$578,475	\$470,000	\$595,000
Sold Price	\$578,475	\$469,999	\$585,000
Status	Closed	Closed	Closed
Status Date	05/29/2024	05/20/2024	06/05/2024
Agent Days on Market	15	37	35
Cumulative Days on Market	15	37	35
# Bedrooms	4	3	3
# Baths - Total	3	2	2
SqFt - Heated (Primary)	2,571	2,042	2,440
Lot Dimensions	79.69 x 214.18 x 212 x 212	210.87 x 224.28 x 99.12 x 212.24 x 43.06	115x176x116x194
Lot Acres	0.86	0.87	0.49
Year Built	2024	2024	2020
Cobra Zone	No	No	No
HOA	Yes	Yes	Yes
Price	\$578,475	\$469,999	\$585,000

100433373



108 Baker Circle
West End NC

100433269



105 Fawnwood Drive
West End NC

100435316



275 Carriage Park Drive
West End NC

List Price	\$509,000	\$488,000	\$828,250
Original List Price	\$515,000	\$519,000	\$828,250
Sold Price	\$499,000	\$486,000	\$828,250
Status	Closed	Closed	Closed
Status Date	06/07/2024	07/03/2024	06/13/2024
Agent Days on Market	31	72	39
Cumulative Days on Market	31	180	39
# Bedrooms	4	4	4
# Baths - Total	3	3	3
SqFt - Heated (Primary)	2,325	2,715	3,316
Lot Dimensions	100x205x109x205	100x200x100x200	18x175x156x71x123
Lot Acres	0.49	0.46	0.75
Year Built	2015	2017	2023
Cobra Zone	No	No	No
HOA	Yes	Yes	Yes
Price	\$499,000	\$486,000	\$828,250

100435070



**115 Simmons Drive
West End NC**

100436505



**234 Finch Gate Drive
West End NC**

100440045



**131 Vanore Road
West End NC**

List Price	\$599,900	\$538,500	\$1,225,000
Original List Price	\$599,900	\$538,500	\$1,300,000
Sold Price	\$590,000	\$523,000	\$1,116,600
Status	Closed	Closed	Closed
Status Date	09/28/2024	06/26/2024	08/16/2024
Agent Days on Market	149	55	56
Cumulative Days on Market	149	55	56
# Bedrooms	4	3	4
# Baths - Total	3	3	3
SqFt - Heated (Primary)	2,797	2,373	3,685
Lot Dimensions	137x233x58x230	41x195x125x147x191	100x221x70x30x229
Lot Acres	0.53	0.68	0.53
Year Built	2024	2005	1998
Cobra Zone	No	No	No
HOA	Yes	Yes	Yes
Price	\$590,000	\$523,000	\$1,116,600

100440525



137 Owens Circle
West End NC

100437956



157 Longleaf Drive
West End NC

100438407



236 Longleaf Drive
West End NC

List Price	\$995,000	\$575,000	\$615,000
Original List Price	\$995,000	\$585,000	\$615,000
Sold Price	\$960,000	\$573,000	\$617,500
Status	Closed	Closed	Closed
Status Date	09/06/2024	07/31/2024	05/18/2024
Agent Days on Market	53	77	1
Cumulative Days on Market	53	77	1
# Bedrooms	3	4	4
# Baths - Total	3	3	4
SqFt - Heated (Primary)	2,625	2,904	2,450
Lot Dimensions	85x234x114x247	100x205x100x205	230x 180x240x180
Lot Acres	0.54	0.46	0.65
Year Built	1982	2006	2009
Cobra Zone	No	No	No
HOA	Yes	Yes	Yes
Price	\$960,000	\$573,000	\$617,500

100439743



193 James Drive
West End NC

100439724



150 Heath Court
West End NC

100443810



154 Beacon Ridge Drive
West End NC

List Price	\$429,000	\$445,000	\$470,000
Original List Price	\$429,000	\$445,000	\$500,000
Sold Price	\$429,000	\$445,000	\$450,000
Status	Closed	Closed	Closed
Status Date	07/09/2024	07/26/2024	09/11/2024
Agent Days on Market	26	51	104
Cumulative Days on Market	26	51	104
# Bedrooms	3	3	3
# Baths - Total	2	2	3
SqFt - Heated (Primary)	2,093	2,133	2,360
Lot Dimensions	95x176x183x165	195x100x233x59	100x153x144x193
Lot Acres	0.56	0.38	0.52
Year Built	2005	2020	2000
Cobra Zone	No	No	No
HOA	Yes	Yes	Yes
Price	\$429,000	\$445,000	\$450,000

100441204

100441069

100441408



**108 Christine Place
West End NC**

**289 Carriage Park
West End NC**

**103 Fox Den Drive
West End NC**

List Price	\$895,000	\$824,928.67	\$519,000
Original List Price	\$895,000	\$824,928.67	\$519,000
Sold Price	\$895,000	\$824,928	\$515,000
Status	Closed	Closed	Closed
Status Date	06/12/2024	05/02/2024	08/18/2024
Agent Days on Market	13	1	57
Cumulative Days on Market	13	1	57
# Bedrooms	3	4	3
# Baths - Total	5	4	2
SqFt - Heated (Primary)	3,475	2,971	2,576
Lot Dimensions	58x211x231x75x183	136x123x189x211	160x142x153x110
Lot Acres	0.79	0.77	0.62
Year Built	2013	2023	2000
Cobra Zone	No	No	No
HOA	Yes	Yes	Yes
Price	\$895,000	\$824,928	\$515,000

100442444



259 Longleaf Drive
West End NC

100443055



102 Dubose Drive
West End NC

100445376



170 Baker Circle
West End NC

List Price	\$499,900	\$549,800	\$470,000
Original List Price	\$584,900	\$549,800	\$470,000
Sold Price	\$450,000	\$540,000	\$447,000
Status	Closed	Closed	Closed
Status Date	10/08/2024	08/18/2024	07/22/2024
Agent Days on Market	127	64	33
Cumulative Days on Market	127	64	33
# Bedrooms	3	4	4
# Baths - Total	3	4	2
SqFt - Heated (Primary)	2,852	2,832	2,570
Lot Dimensions	None	83x99x70x148x197x	100x210x100x210
Lot Acres	1.98	0.75	0.5
Year Built	1986	2004	2000
Cobra Zone	No	No	No
HOA	Yes	Yes	Yes
Price	\$450,000	\$540,000	\$447,000

100444778



**117 Andrews Drive
West End NC**

100444958



**119 Dennis Circle
West End NC**

100445650



**222 Finch Gate Drive
West End NC**

List Price	\$2,300,000	\$465,000	\$549,000
Original List Price	\$2,300,000	\$465,000	\$559,000
Sold Price	\$2,100,000	\$465,000	\$549,000
Status	Closed	Closed	Closed
Status Date	10/01/2024	07/01/2024	08/14/2024
Agent Days on Market	28	6	57
Cumulative Days on Market	28	6	57
# Bedrooms	4	3	4
# Baths - Total	5	2	3
SqFt - Heated (Primary)	5,163	2,154	2,647
Lot Dimensions	See GIS	100x265x100x264	101 x 180 x 115 x 181
Lot Acres	0.54	0.61	0.41
Year Built	2004	2001	2021
Cobra Zone	No	No	No
HOA	Yes	Yes	Yes
Price	\$2,100,000	\$465,000	\$549,000

100446076



103 Brown Court
West End NC

100446769



134 Morris Drive
West End NC

100452763



108 Dubose Drive
West End NC

List Price	\$755,000	\$550,000	\$565,000
Original List Price	\$755,000	\$550,000	\$565,000
Sold Price	\$745,000	\$515,000	\$560,000
Status	Closed	Closed	Closed
Status Date	10/17/2024	09/05/2024	08/16/2024
Agent Days on Market	94	68	23
Cumulative Days on Market	94	68	23
# Bedrooms	4	4	4
# Baths - Total	4	3	3
SqFt - Heated (Primary)	3,001	2,486	3,208
Lot Dimensions	250x152x186x75	203x160x228x85	120x216x122x192
Lot Acres	0.51	0.62	0.56
Year Built	2024	2005	2001
Cobra Zone	No	No	No
HOA	Yes	Yes	Yes
Price	\$745,000	\$515,000	\$560,000

100452227



174 Baker Circle
West End NC

100455606



106 Sheroff Lane
West End NC

100456735



409 Longleaf Drive
West End NC

List Price	\$559,900	\$559,900	\$460,000
Original List Price	\$559,900	\$575,000	\$480,000
Sold Price	\$544,000	\$552,000	\$450,000
Status	Closed	Closed	Closed
Status Date	09/16/2024	10/11/2024	10/16/2024
Agent Days on Market	45	51	37
Cumulative Days on Market	45	51	37
# Bedrooms	3	4	3
# Baths - Total	3	4	3
SqFt - Heated (Primary)	3,050	2,704	2,300
Lot Dimensions	100x210x65x58x265x196x55x210	178x135x159x185	102.18 x 45.66 x 162.76 x 112 x 214.76
Lot Acres	1.08	0.63	0.58
Year Built	1998	2007	2003
Cobra Zone	No	No	No
HOA	Yes	Yes	Yes
Price	\$544,000	\$552,000	\$450,000

100459160



126 Morgan Trail Court
West End NC

100463956



111 Clay Circle
West End NC

100464274



276 Longleaf Drive
West End NC

List Price	\$910,000	\$690,000	\$595,000
Original List Price	\$925,000	\$725,000	\$595,000
Sold Price	\$900,000	\$710,000	\$595,000
Status	Closed	Closed	Closed
Status Date	10/24/2024	10/24/2024	10/22/2024
Agent Days on Market	16	24	11
Cumulative Days on Market	16	24	11
# Bedrooms	3	5	4
# Baths - Total	3	4	3
SqFt - Heated (Primary)	3,093	3,583	2,655
Lot Dimensions	485.31x735.25x384.83x460.89	135x255x50x269	180x111x180x111
Lot Acres	5.49	0.55	0.46
Year Built	2015	2017	2023
Cobra Zone	No	No	No
HOA	Yes	Yes	Yes
Price	\$900,000	\$710,000	\$595,000

100466721



**194 Banbridge Drive
West End NC**

List Price	\$516,000		
Original List Price	\$516,000		
Sold Price	\$511,000		
Status	Closed		
Status Date	10/25/2024		
Agent Days on Market	4		
Cumulative Days on Market	4		
# Bedrooms	3		
# Baths - Total	3		
SqFt - Heated (Primary)	2,415		
Lot Dimensions	100x186.07x121.67x194.42		
Lot Acres	0.45		
Year Built	2015		
Cobra Zone	No		
HOA	Yes		
Price	\$511,000		

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
100418679	105 Heath Court, West End NC	\$415,000	9	9	01/24/2024	\$415,000	-	\$415,000
100422209	267 Longleaf Drive, West End NC	\$444,000	28	28	03/15/2024	\$427,000	-	\$427,000
100439743	193 James Drive, West End NC	\$429,000	26	26	07/09/2024	\$429,000	-	\$429,000
100439724	150 Heath Court, West End NC	\$445,000	51	51	07/23/2024	\$445,000	-	\$445,000
100445376	170 Baker Circle, West End NC	\$470,000	33	33	07/22/2024	\$447,000	-	\$447,000
100416565	172 Morris Drive, West End NC	\$474,900	83	83	03/28/2024	\$450,000	-	\$450,000
100442444	259 Longleaf Drive, West End NC	\$499,900	127	127	10/01/2024	\$450,000	-	\$450,000
100443810	154 Beacon Ridge Drive, West End NC	\$470,000	104	104	09/11/2024	\$450,000	-	\$450,000
100456735	409 Longleaf Drive, West End NC	\$460,000	37	37	10/16/2024	\$450,000	-	\$450,000
100444958	119 Dennis Circle, West End NC	\$465,000	6	6	06/28/2024	\$465,000	-	\$465,000
100430464	496 Longleaf Drive, West End NC	\$469,999	37	37	05/20/2024	\$469,999	-	\$469,999
100421067	290 Longleaf Drive, West End NC	\$470,000	45	45	03/28/2024	\$470,000	-	\$470,000
100433269	105 Fawnwood Drive, West End NC	\$488,000	72	180	07/03/2024	\$486,000	-	\$486,000
100433373	108 Baker Circle, West End NC	\$509,000	31	31	06/06/2024	\$499,000	-	\$499,000
100413788	145 Otter Drive, West End NC	\$515,000	98	98	04/04/2024	\$501,500	-	\$501,500
100466721	194 Banbridge Drive, West End NC	\$516,000	4	4	10/24/2024	\$511,000	-	\$511,000
100441408	103 Fox Den Drive, West End NC	\$519,000	57	57	08/16/2024	\$515,000	-	\$515,000
100446769	134 Morris Drive, West End NC	\$550,000	68	68	09/05/2024	\$515,000	-	\$515,000
100411935	133 Swaringen Drive, West End NC	\$539,900	104	104	03/04/2024	\$520,000	-	\$520,000
100436505	234 Finch Gate Drive, West End NC	\$538,500	55	55	06/25/2024	\$523,000	-	\$523,000
100427095	176 Morris Drive, West End NC	\$525,000	16	16	05/02/2024	\$525,000	-	\$525,000
100414265	197 Longleaf Drive, West End NC	\$539,900	120	120	04/18/2024	\$529,000	-	\$529,000
100429805	255 Longleaf Drive, West End NC	\$550,000	7	7	04/08/2024	\$540,000	-	\$540,000
100443055	102 Dubose Drive, West End NC	\$549,800	64	64	08/12/2024	\$540,000	-	\$540,000
100429111	113 Clay Circle, West End NC	\$609,000	133	133	07/08/2024	\$540,700	-	\$540,700
100452227	174 Baker Circle, West End NC	\$559,900	45	45	09/16/2024	\$544,000	-	\$544,000
100445650	222 Finch Gate Drive, West End NC	\$549,000	57	57	08/12/2024	\$549,000	-	\$549,000
100411863	333 Longleaf Drive, West End NC	\$580,000	88	88	02/07/2024	\$550,000	-	\$550,000
100455606	106 Sheroff Lane, West End NC	\$559,900	51	51	10/11/2024	\$552,000	-	\$552,000
100452763	108 Dubose Drive, West End NC	\$565,000	23	23	08/15/2024	\$560,000	-	\$560,000
100437956	157 Longleaf Drive, West End NC	\$575,000	77	77	07/30/2024	\$573,000	-	\$573,000

100430454	512 Longleaf Drive, West End NC	\$578,475	15	15	05/29/2024	\$578,475	-	\$578,475
100432041	135 Swaringen Drive, West End NC	\$585,000	35	35	06/05/2024	\$585,000	-	\$585,000
100427539	139 Longleaf Drive, West End NC	\$585,000	4	4	04/15/2024	\$585,000	-	\$585,000
100435070	115 Simmons Drive, West End NC	\$599,900	149	149	09/27/2024	\$590,000	-	\$590,000
100464274	276 Longleaf Drive, West End NC	\$595,000	11	11	10/22/2024	\$595,000	-	\$595,000
100430713	106 Morris Drive, West End NC	\$598,000	5	5	04/19/2024	\$600,000	-	\$600,000
100412217	107 Beacon Ridge Drive, West End NC	\$549,900	36	36	05/31/2024	\$602,500	-	\$602,500
100399419	337 Longleaf Drive, West End NC	\$615,000	141	141	01/31/2024	\$605,000	-	\$605,000
100422668	168 James Drive, West End NC	\$610,000	35	35	04/29/2024	\$610,000	-	\$610,000
100438407	236 Longleaf Drive, West End NC	\$615,000	1	1	05/15/2024	\$617,500	-	\$617,500
100422138	133 Beacon Ridge Drive, West End NC	\$628,000	42	42	04/18/2024	\$628,000	-	\$628,000
100421286	110 Vanore Road, West End NC	\$630,000	4	4	02/28/2024	\$637,600	-	\$637,600
100421734	126 Shaw Drive, West End NC	\$650,000	9	9	01/31/2024	\$650,000	-	\$650,000
100426000	114 Andrews Drive, West End NC	\$650,000	4	4	04/01/2024	\$650,000	-	\$650,000
100421573	124 Carriage Park Drive, West End NC	\$675,000	30	30	04/02/2024	\$660,000	-	\$660,000
100431594	529 Longleaf Drive, West End NC	\$689,000	119	119	08/02/2024	\$680,000	-	\$680,000
100412924	114 Carriage Park Drive, West End NC	\$717,000	285	285	09/19/2024	\$703,500	-	\$703,500
100463956	111 Clay Circle, West End NC	\$690,000	24	24	10/23/2024	\$710,000	-	\$710,000
100446076	103 Brown Court, West End NC	\$755,000	94	94	10/15/2024	\$745,000	-	\$745,000
100429990	186 Longleaf Drive, West End NC	\$750,000	10	10	04/16/2024	\$750,000	-	\$750,000
100420641	113 Pittman Road, West End NC	\$760,000	86	86	06/21/2024	\$750,500	-	\$750,500
100441069	289 Carriage Park, West End NC	\$824,928.67	1	1	05/01/2024	\$824,928	-	\$824,928
100435316	275 Carriage Park Drive, West End NC	\$828,250	39	39	06/11/2024	\$828,250	-	\$828,250
100441204	108 Christine Place, West End NC	\$895,000	13	13	06/12/2024	\$895,000	-	\$895,000
100459160	126 Morgan Trail Court, West End NC	\$910,000	16	16	10/23/2024	\$900,000	-	\$900,000
100416929	210 Morgan Trail Court, West End NC	\$999,000	275	275	10/24/2024	\$912,500	-	\$912,500
100440525	137 Owens Circle, West End NC	\$995,000	53	53	09/06/2024	\$960,000	-	\$960,000
100413049	104 Butterfly Court, West End NC	\$1,030,000	6	6	01/05/2024	\$1,050,000	-	\$1,050,000
100440045	131 Vanore Road, West End NC	\$1,225,000	56	56	08/15/2024	\$1,116,600	-	\$1,116,600
100384523	410 Morganwood Drive, West End NC	\$2,500,000	326	326	05/01/2024	\$2,100,000	-	\$2,100,000
100407160	118 Dennis Circle, West End NC	\$1,725,000	33	33	01/08/2024	\$1,620,000	-	\$1,620,000
100410925	107 Gordon Point, West End NC	\$1,999,900	147	147	04/29/2024	\$1,782,000	-	\$1,782,000

100444778	117 Andrews Drive, West End NC	\$2,300,000	28	28	09/30/2024	\$2,100,000	-	\$2,100,000
-----------	-----------------------------------	-------------	----	----	------------	-------------	---	-------------

Low, Average, Median, and High Comparisons

	Closed	Overall
Low	\$415,000	\$415,000
Average	\$688,493	\$688,493
Median	\$581,737	\$581,737
High	\$2,100,000	\$2,100,000

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	64	45,608,053	712,626	44,063,552	688,493	0.98	2,941	233.34	227.60	61	62
Overall	64	45,608,053	712,626	44,063,552	688,493	0.98	2,941	233.34	227.60	61	62