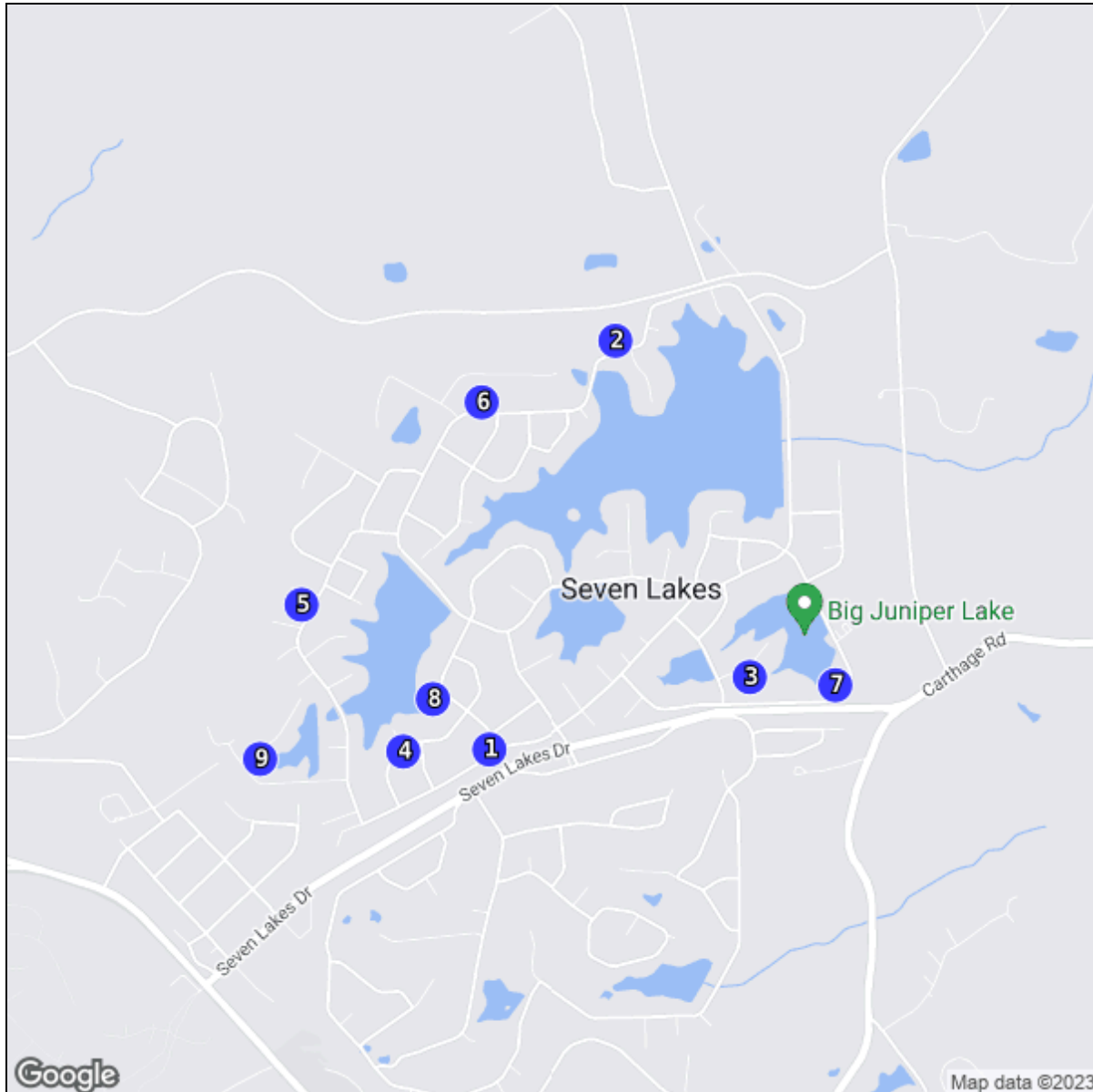


Map of Subject And Comparable Properties



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

	Address	MLS #	Status	Distance from Subject
1	114 Shenandoah Road W , West End NC 27376	100362092	Closed	
2	194 Firetree Lane , West End NC 27376	100359993	Closed	
3	106 Juniper Court , West End NC 27376	100364611	Closed	
4	135 Sunset Way , West End NC 27376	100359074	Closed	
5	124 Edgewater Drive , West End NC 27376	100360051	Closed	
6	242 Firetree Lane , West End NC 27376	100364924	Closed	
7	122 Cardinal Lane , West End NC 27376	100351765	Closed	
8	172 Overlook Drive , West End NC 27376	100360305	Closed	
9	104 Fox Run Court , West End NC 27376	100347239	Closed	

Comparable Properties

100362092



114 Shenandoah Road W
West End NC

100359993



194 Firetree Lane
West End NC

100364611



106 Juniper Court
West End NC

List Price	\$194,653	\$289,000	\$329,900
Original List Price	\$194,653	\$289,000	\$329,900
Sold Price	\$185,000	\$278,000	\$318,000
Status	Closed	Closed	Closed
Status Date	01/05/2023	02/01/2023	03/02/2023
Agent Days on Market	3	4	1
Cumulative Days on Market	3	4	106
# Bedrooms	3	3	3
# Baths - Total	2	2	2
SqFt - Heated (Primary)	1,258	1,567	1,873
Lot Dimensions	239x86x239x86	80x245x93x245	81.69x302.58x178.51x225.16
Lot Acres	0.3	0.49	0.64
Year Built	1984	2004	1977
Cobra Zone	No	No	No
HOA	Yes	Yes	Yes
Price	\$185,000	\$278,000	\$318,000

100359074



135 Sunset Way
West End NC

100360051



124 Edgewater Drive
West End NC

100364924



242 Firetree Lane
West End NC

List Price	\$325,000	\$329,500	\$325,000
Original List Price	\$325,000	\$346,500	\$325,000
Sold Price	\$325,000	\$325,500	\$340,000
Status	Closed	Closed	Closed
Status Date	01/05/2023	02/07/2023	02/23/2023
Agent Days on Market	4	36	2
Cumulative Days on Market	4	36	2
# Bedrooms	3	3	3
# Baths - Total	2	2	2
SqFt - Heated (Primary)	1,550	1,824	1,703
Lot Dimensions	132.8 x 279.42 x 21 x 270.45	240x186x240x186	100x200x100x200
Lot Acres	0.47	1.04	0.45
Year Built	2022	1978	2004
Cobra Zone	No	No	No
HOA	Yes	Yes	Yes
Price	\$325,000	\$325,500	\$340,000

100351765



122 Cardinal Lane
West End NC

100360305



172 Overlook Drive
West End NC

100347239



104 Fox Run Court
West End NC

List Price	\$375,000	\$410,000	\$437,000
Original List Price	\$375,000	\$410,000	\$437,000
Sold Price	\$365,000	\$410,000	\$418,500
Status	Closed	Closed	Closed
Status Date	12/28/2022	01/10/2023	11/05/2022
Agent Days on Market	13	9	31
Cumulative Days on Market	13	9	31
# Bedrooms	3	3	3
# Baths - Total	2	2	2
SqFt - Heated (Primary)	2,200	1,662	2,309
Lot Dimensions	95x269x60x253	320x80x280x106	90.3x 194.93 x 76.42 x 188.44
Lot Acres	0.51	0.59	0.36
Year Built	1982	1984	2005
Cobra Zone	No	No	No
HOA	Yes	Yes	Yes
Price	\$365,000	\$410,000	\$418,500

Price Analysis

Summary of Closed Listings

MLS #	Address	List Price	ADOM	CDOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
100362092	114 Shenandoah Road W, West End NC	\$194,653	3	3	01/05/2023	\$185,000	-	\$185,000
100359993	194 Firetree Lane, West End NC	\$289,000	4	4	02/01/2023	\$278,000	-	\$278,000
100364611	106 Juniper Court, West End NC	\$329,900	1	106	03/02/2023	\$318,000	-	\$318,000
100359074	135 Sunset Way, West End NC	\$325,000	4	4	01/05/2023	\$325,000	-	\$325,000
100360051	124 Edgewater Drive, West End NC	\$329,500	36	36	02/07/2023	\$325,500	-	\$325,500
100364924	242 Firetree Lane, West End NC	\$325,000	2	2	02/21/2023	\$340,000	-	\$340,000
100351765	122 Cardinal Lane, West End NC	\$375,000	13	13	12/28/2022	\$365,000	-	\$365,000
100360305	172 Overlook Drive, West End NC	\$410,000	9	9	01/09/2023	\$410,000	-	\$410,000
100347239	104 Fox Run Court, West End NC	\$437,000	31	31	11/04/2022	\$418,500	-	\$418,500

Low, Average, Median, and High Comparisons

	Closed	Overall
Low	\$185,000	\$185,000
Average	\$329,444	\$329,444
Median	\$325,500	\$325,500
High	\$418,500	\$418,500

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	9	3,015,053	335,006	2,965,000	329,444	0.98	1,772	189.21	186.21	11	23
Overall	9	3,015,053	335,006	2,965,000	329,444	0.98	1,772	189.21	186.21	11	23