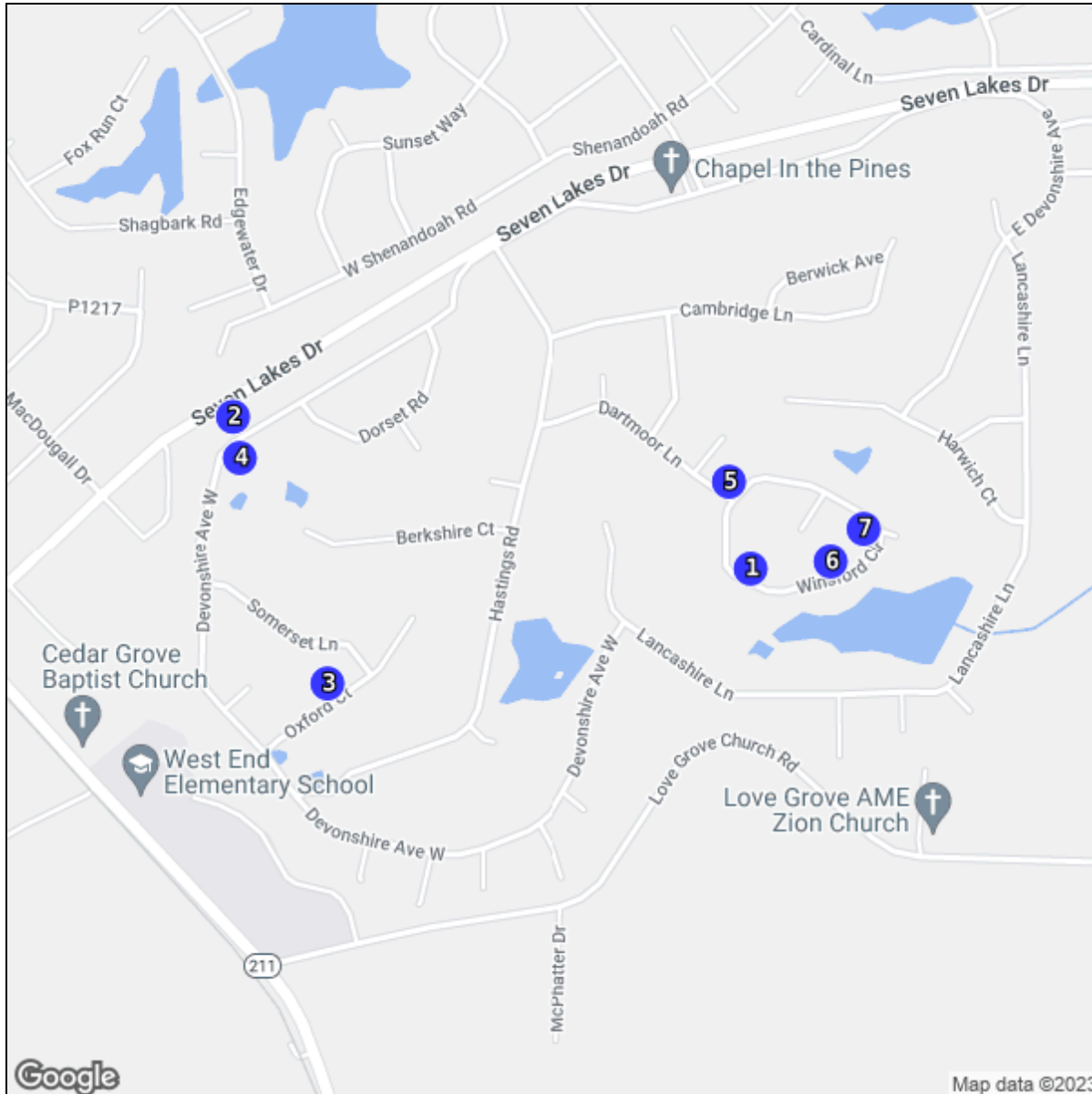


Map of Subject And Comparable Properties



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

| | Address | MLS # | Status | Distance from Subject |
|---|---|-----------|--------|-----------------------|
| 1 | 109 Winsford Circle , West End NC 27376 | 100359295 | Closed | |
| 2 | 162 Devonshire Avenue W , West End NC 27376 | 100344444 | Closed | |
| 3 | 111 Oxford Court , West End NC 27376 | 100350846 | Closed | |
| 4 | 163 Devonshire Avenue W , West End NC 27376 | 100344252 | Closed | |
| 5 | 152 Winsford Circle , West End NC 27376 | 100360778 | Closed | |
| 6 | 119 Winsford Circle , West End NC 27376 | 100363839 | Closed | |
| 7 | 125 Winsford Circle , West End NC 27376 | 100311810 | Closed | |

Comparable Properties

100311810



125 Winsford Circle
West End NC

100344252



163 Devonshire Avenue W
West End NC

100344444



162 Devonshire Avenue W
West End NC

| | | | |
|---------------------------|------------------|------------------|---------------------------|
| List Price | \$414,900 | \$360,000 | \$355,000 |
| Original List Price | \$414,900 | \$385,000 | \$355,000 |
| Sold Price | \$414,900 | \$355,000 | \$345,000 |
| Status | Closed | Closed | Closed |
| Status Date | 10/25/2022 | 10/10/2022 | 10/06/2022 |
| Agent Days on Market | 24 | 28 | 27 |
| Cumulative Days on Market | 24 | 28 | 27 |
| # Bedrooms | 4 | 3 | 3 |
| # Baths - Total | 3 | 3 | 2 |
| SqFt - Heated (Primary) | 2,375 | 2,623 | 1,774 |
| Lot Dimensions | 192x198x127 | 77x253x88x292 | 113' x 204' x 113' x 205' |
| Lot Acres | 0.62 | 0.71 | 0.52 |
| Year Built | 2022 | 1984 | 1997 |
| Cobra Zone | No | No | No |
| HOA | Yes | Yes | Yes |
| Price | \$414,900 | \$355,000 | \$345,000 |

100350846



111 Oxford Court
West End NC

100359295



109 Winsford Circle
West End NC

100360778



152 Winsford Circle
West End NC

| | | | |
|---------------------------|--------------------------------|------------------|---------------------------|
| List Price | \$350,000 | \$320,000 | \$359,000 |
| Original List Price | \$359,000 | \$320,000 | \$359,000 |
| Sold Price | \$350,000 | \$330,000 | \$358,000 |
| Status | Closed | Closed | Closed |
| Status Date | 12/11/2022 | 01/04/2023 | 01/10/2023 |
| Agent Days on Market | 36 | 5 | 3 |
| Cumulative Days on Market | 36 | 5 | 3 |
| # Bedrooms | 4 | 3 | 3 |
| # Baths - Total | 3 | 2 | 2 |
| SqFt - Heated (Primary) | 2,200 | 2,000 | 1,869 |
| Lot Dimensions | Irregular - 230x210x262x69x210 | 116x210x91x202 | 102' x 150' x 162' x 164' |
| Lot Acres | 1.79 | 0.55 | 0.55 |
| Year Built | 1980 | 1990 | 2008 |
| Cobra Zone | No | No | No |
| HOA | Yes | Yes | Yes |
| Price | \$350,000 | \$330,000 | \$358,000 |

100363839



119 Winsford Circle
West End NC

| | | | |
|---------------------------|--------------------------|-----------|-----------|
| List Price | \$349,900 | | |
| Original List Price | \$349,900 | | |
| Sold Price | \$371,000 | | |
| Status | Closed | | |
| Status Date | 02/23/2023 | | |
| Agent Days on Market | 3 | undefined | undefined |
| Cumulative Days on Market | 3 | undefined | undefined |
| # Bedrooms | 3 | | |
| # Baths - Total | 2 | | |
| SqFt - Heated (Primary) | 1,795 | | |
| Lot Dimensions | 110x197.83x111.12x196.82 | | |
| Lot Acres | 0.5 | | |
| Year Built | 1988 | | |
| Cobra Zone | No | | |
| HOA | Yes | | |
| Price | \$371,000 | | |

Price Analysis

Summary of Closed Listings

| MLS # | Address | List Price | ADOM | CDOM | Sold Date | Sold Price | Total Adjustments | Adjusted Price |
|-----------|--------------------------------------|------------|------|------|------------|------------|-------------------|----------------|
| 100359295 | 109 Winsford Circle, West End NC | \$320,000 | 5 | 5 | 01/04/2023 | \$330,000 | - | \$330,000 |
| 100344444 | 162 Devonshire Avenue W, West End NC | \$355,000 | 27 | 27 | 10/06/2022 | \$345,000 | - | \$345,000 |
| 100350846 | 111 Oxford Court, West End NC | \$350,000 | 36 | 36 | 12/08/2022 | \$350,000 | - | \$350,000 |
| 100344252 | 163 Devonshire Avenue W, West End NC | \$360,000 | 28 | 28 | 10/10/2022 | \$355,000 | - | \$355,000 |
| 100360778 | 152 Winsford Circle, West End NC | \$359,000 | 3 | 3 | 01/09/2023 | \$358,000 | - | \$358,000 |
| 100363839 | 119 Winsford Circle, West End NC | \$349,900 | 3 | 3 | 02/23/2023 | \$371,000 | - | \$371,000 |
| 100311810 | 125 Winsford Circle, West End NC | \$414,900 | 24 | 24 | 10/24/2022 | \$414,900 | - | \$414,900 |

Low, Average, Median, and High Comparisons

| | Closed | Overall |
|---------|--------|-----------|
| Low | | \$330,000 |
| Average | | \$360,557 |
| Median | | \$355,000 |
| High | | \$414,900 |

Overall Market Analysis (Unadjusted)

| Status | # | Avg. List List Vol. | Avg. List Price | Avg. Sold 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 | 7 | 2,508,800 | 358,400 | 2,523,900 | 360,557 | 1.01 | 2,091 | 174.02 | 175.26 | 18 | 18 |
| Overall | 7 | 2,508,800 | 358,400 | 2,523,900 | 360,557 | 1.01 | 2,091 | 174.02 | 175.26 | 18 | 18 |