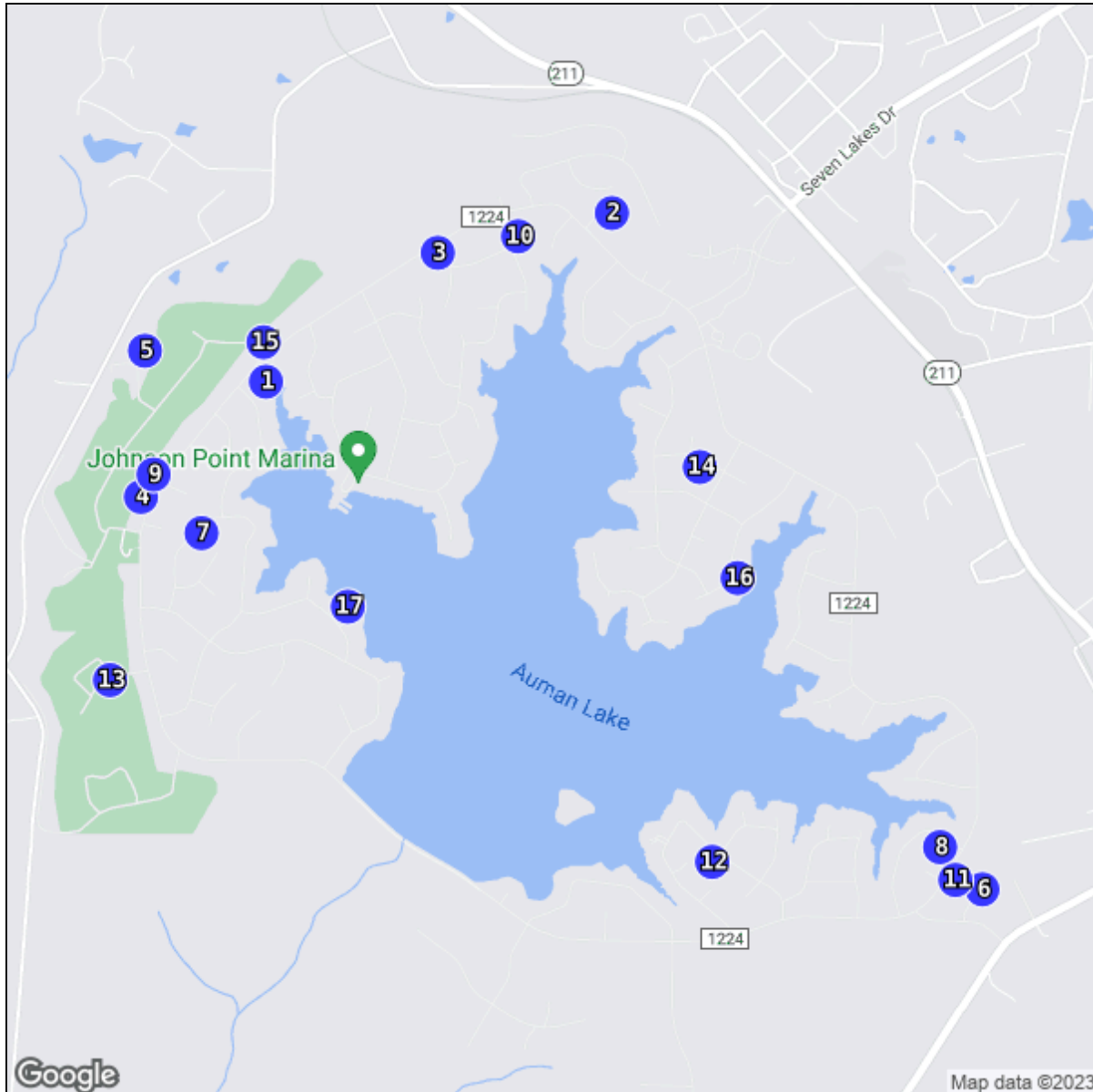


# Map of Subject And Comparable Properties



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

	Address	MLS #	Status	Distance from Subject
1	104 Tucker Court , West End NC 27376	100353862	Closed	
2	140 Heron Drive , West End NC 27376	100359193	Closed	
3	137 Longleaf Drive , West End NC 27376	100309238	Closed	
4	230 Longleaf Drive , West End NC 27376	100362932	Closed	
5	218 Finch Gate Drive , West End NC 27376	100355711	Closed	
6	165 Heath Court , West End NC 27376	100349024	Closed	
7	120 James Drive , West End NC 27376	100355761	Closed	
8	124 Callis Circle , West End NC 27376	100346341	Closed	
9	224 Longleaf Drive , West End NC 27376	100329120	Closed	
10	105 Ritter Drive , West End NC 27376	100337381	Closed	
11	420 Longleaf Drive , West End NC 27376	100350239	Closed	
12	164 Baker Circle , West End NC 27376	100346606	Closed	

	<b>Address</b>	<b>MLS #</b>	<b>Status</b>	<b>Distance from Subject</b>
<b>13</b>	101 Forest Square Lane , West End NC 27376	100348799	Closed	
<b>14</b>	112 Winston Drive , West End NC 27376	100360104	Closed	
<b>15</b>	186 Longleaf Drive , West End NC 27376	100353882	Closed	
<b>16</b>	135 Vanore Road , West End NC 27376	100341706	Closed	
<b>17</b>	108 Barnes Point , West End NC 27376	100349547	Closed	

# Comparable Properties



**224 Longleaf Drive  
West End NC**



**105 Ritter Drive  
West End NC**



**137 Longleaf Drive  
West End NC**

List Price	\$492,000	\$495,000	\$328,020
Original List Price	\$492,000	\$549,000	\$220,000
Sold Price	\$492,000	\$495,000	\$364,020
Status	Closed	Closed	Closed
Status Date	10/27/2022	01/27/2023	10/15/2022
Agent Days on Market	32	111	12
Cumulative Days on Market	32	111	12
<b># Bedrooms</b>	4	4	4
<b># Baths - Total</b>	3	3	3
<b>SqFt - Heated (Primary)</b>	2,800	3,285	2,420
<b>Lot Dimensions</b>	116.67x180x128.72x180	190x142x220x234	94 x 175 x 120 x 205
<b>Lot Acres</b>	0.5	1.14	0.57
<b>Year Built</b>	2022	2003	2005
<b>Cobra Zone</b>	No	No	No
<b>HOA</b>	Yes	Yes	Yes
<b>Price</b>	<b>\$492,000</b>	<b>\$495,000</b>	<b>\$364,020</b>

100341706



135 Vanore Road  
West End NC

100346341



124 Callis Circle  
West End NC

100346606



164 Baker Circle  
West End NC

List Price	\$1,190,000	\$465,000	\$559,000
Original List Price	\$1,250,000	\$500,000	\$559,000
Sold Price	\$1,150,000	\$450,000	\$525,000
Status	Closed	Closed	Closed
Status Date	11/17/2022	01/12/2023	10/16/2022
Agent Days on Market	70	97	16
Cumulative Days on Market	70	97	16
# Bedrooms	3	3	3
# Baths - Total	5	2	4
SqFt - Heated (Primary)	3,600	2,491	3,272
Lot Dimensions	90x206.75x111x205	150x210x150x210	98x210x128x216
Lot Acres	0.48	0.72	0.55
Year Built	2005	2003	2002
Cobra Zone	No	No	No
HOA	Yes	Yes	Yes
<b>Price</b>	<b>\$1,150,000</b>	<b>\$450,000</b>	<b>\$525,000</b>

100348799



101 Forest Square Lane  
West End NC

100349024



165 Heath Court  
West End NC

100349547



108 Barnes Point  
West End NC

List Price	\$540,000	\$415,000	\$1,895,000
Original List Price	\$540,000	\$415,000	\$1,895,000
Sold Price	\$550,000	\$425,000	\$1,540,000
Status	Closed	Closed	Closed
Status Date	11/14/2022	11/02/2022	12/15/2022
Agent Days on Market	2	6	69
Cumulative Days on Market	2	6	69
# Bedrooms	3	4	3
# Baths - Total	3	3	3
SqFt - Heated (Primary)	2,643	2,200	4,259
Lot Dimensions	90x45x137x157x171	50x204x112x264	89x287x50x168x47x161
Lot Acres	0.49	0.44	0.6
Year Built	1999	2019	1993
Cobra Zone	No	No	No
HOA	Yes	Yes	Yes
<b>Price</b>	<b>\$550,000</b>	<b>\$425,000</b>	<b>\$1,540,000</b>

100350239



420 Longleaf Drive  
West End NC

100353862



104 Tucker Court  
West End NC

100353882



186 Longleaf Drive  
West End NC

List Price	\$500,000	\$599,000	\$650,000
Original List Price	\$500,000	\$599,000	\$650,000
Sold Price	\$496,000	\$599	\$700,000
Status	Closed	Closed	Closed
Status Date	10/17/2022	03/02/2023	11/08/2022
Agent Days on Market	3	13	3
Cumulative Days on Market	3	13	3
# Bedrooms	3	2	4
# Baths - Total	3	3	4
SqFt - Heated (Primary)	2,313	2,082	3,371
Lot Dimensions	169x235x169x236	151x274x29x290	120x177x127x177
Lot Acres	0.95	0.51	0.5
Year Built	2005	2005	2022
Cobra Zone	No	No	No
HOA	Yes	Yes	Yes
<b>Price</b>	<b>\$496,000</b>	<b>\$599</b>	<b>\$700,000</b>

100355711



218 Finch Gate Drive  
West End NC

100355761



120 James Drive  
West End NC

100359193



140 Heron Drive  
West End NC

List Price	\$425,000	\$415,000	\$279,000
Original List Price	\$450,000	\$415,000	\$279,000
Sold Price	\$415,000	\$430,000	\$279,000
Status	Closed	Closed	Closed
Status Date	12/29/2022	12/02/2022	01/13/2023
Agent Days on Market	27	1	7
Cumulative Days on Market	27	1	7
# Bedrooms	3	3	3
# Baths - Total	3	3	2
SqFt - Heated (Primary)	2,520	2,011	1,904
Lot Dimensions	100x180x100x180	120x232x65x206	30.23 x 86.91 x 80 x 65 x 50 x 18.23
Lot Acres	0.39	0.47	0.13
Year Built	2006	2006	1994
Cobra Zone	No	No	No
HOA	Yes	Yes	Yes
<b>Price</b>	<b>\$415,000</b>	<b>\$430,000</b>	<b>\$279,000</b>

100360104



112 Winston Drive  
West End NC

100362932



230 Longleaf Drive  
West End NC

List Price	\$575,000	\$375,000	
Original List Price	\$575,000	\$37,500,000	
Sold Price	\$575,000	\$382,100	
Status	Closed	Closed	
Status Date	02/20/2023	01/31/2023	
Agent Days on Market	21	1	undefined
Cumulative Days on Market	21	1	undefined
# Bedrooms	4	3	
# Baths - Total	4	2	
SqFt - Heated (Primary)	2,870	2,090	
Lot Dimensions	110X226X110X227	116x180x128x180	
Lot Acres	0.57	0.55	
Year Built	2022	1993	
Cobra Zone	No	No	
HOA	Yes	Yes	
<b>Price</b>	<b>\$575,000</b>	<b>\$382,100</b>	



# Price Analysis

## Summary of Closed Listings

MLS #	Address	List Price	ADOM	CDOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
100353862	104 Tucker Court, West End NC	\$599,000	13	13	12/09/2022	\$599	-	\$599
100359193	140 Heron Drive, West End NC	\$279,000	7	7	01/12/2023	\$279,000	-	\$279,000
100309238	137 Longleaf Drive, West End NC	\$328,020	12	12	10/13/2022	\$364,020	-	\$364,020
100362932	230 Longleaf Drive, West End NC	\$375,000	1	1	01/31/2023	\$382,100	-	\$382,100
100355711	218 Finch Gate Drive, West End NC	\$425,000	27	27	12/28/2022	\$415,000	-	\$415,000
100349024	165 Heath Court, West End NC	\$415,000	6	6	11/01/2022	\$425,000	-	\$425,000
100355761	120 James Drive, West End NC	\$415,000	1	1	12/01/2022	\$430,000	-	\$430,000
100346341	124 Callis Circle, West End NC	\$465,000	97	97	01/12/2023	\$450,000	-	\$450,000
100329120	224 Longleaf Drive, West End NC	\$492,000	32	32	10/27/2022	\$492,000	-	\$492,000
100337381	105 Ritter Drive, West End NC	\$495,000	111	111	01/27/2023	\$495,000	-	\$495,000
100350239	420 Longleaf Drive, West End NC	\$500,000	3	3	10/17/2022	\$496,000	-	\$496,000
100346606	164 Baker Circle, West End NC	\$559,000	16	16	10/11/2022	\$525,000	-	\$525,000
100348799	101 Forest Square Lane, West End NC	\$540,000	2	2	11/14/2022	\$550,000	-	\$550,000
100360104	112 Winston Drive, West End NC	\$575,000	21	21	02/16/2023	\$575,000	-	\$575,000
100353882	186 Longleaf Drive, West End NC	\$650,000	3	3	11/08/2022	\$700,000	-	\$700,000
100341706	135 Vanore Road, West End NC	\$1,190,000	70	70	11/17/2022	\$1,150,000	-	\$1,150,000
100349547	108 Barnes Point, West End NC	\$1,895,000	69	69	12/13/2022	\$1,540,000	-	\$1,540,000

## Low, Average, Median, and High Comparisons

	Closed	Overall
Low	\$599	\$599
Average	\$545,219	\$545,219
Median	\$492,000	\$492,000
High	\$1,540,000	\$1,540,000

## 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	17	10,197,020	599,825	9,268,719	545,219	0.94	2,714	210.94	190.05	29	29
Overall	17	10,197,020	599,825	9,268,719	545,219	0.94	2,714	210.94	190.05	29	29