

Subject Property Address	
1101-G Robinhood, High Point, NC, 27260	
Is this property currently Listed?	No
If yes, what is the current list price?	N/A
Current DOM?	N/A
Previous list price?	N/A
Previous list date?	N/A
Previous sold price?	N/A
Previous sale date?	N/A



Subject List Date:
MLS Name:

DEPRESSED MARKET GRID						
	Listings	Listings %	Pending	Pending %	Solds	Solds %
Retail:	2	100	14	93.33	97	100
Short Sale:	0	0	0	0	0	0
REO:	0	0	1	6.67	0	0

MARKET DATA					
	Days: 0 - 90	91 - 180	181 - 270	271 - 365	
Total # of Sales (Solds):	18	25	22	32	
Absorption Rate (Sales per Month):	6.00	8.33	7.33	10.67	
Inventory (Listing and Pending):	17	17	17	17	
Months Supply:	2.83	2.04	2.32	1.59	

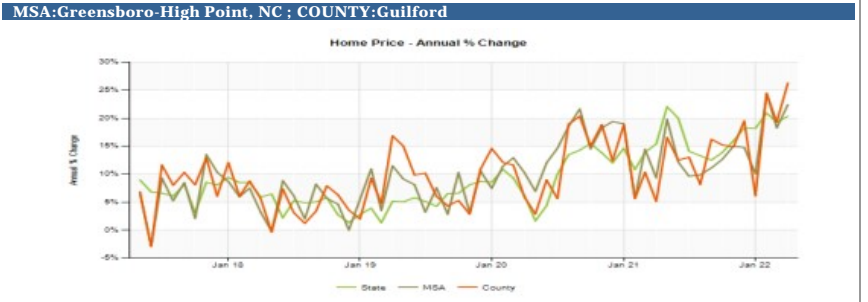
	ACTIVE		SOLD		
	Active	Pending	0 - 90 Days	91 - 180 Days	181 - 365 Days
Low:	\$550,000	\$179,000	\$151,000	\$140,000	\$120,000
High:	\$615,000	\$675,000	\$725,000	\$712,500	\$550,000
Median:	\$582,500	\$299,000	\$372,500	\$295,000	\$247,500
Average:	\$582,500	\$350,786	\$397,738	\$310,572	\$282,446
Median DOM:	98	6	10	4	5

MARKET ANALYSIS	
Current Active 2 Listing:	
Current Pending (UC): 15	

Portfolio History		
Date	Product	As Is Sale Price

FILTERED NEIGHBORHOOD STATISTICS						
FILTERS	Sqft:	to	YrBuilt:	to	Bed:	to
Total # of Sold:	18		25		22	32
% of Retail Solds:	100%		100%		100%	100%
% of Short Sale Solds:	0%		0%		0%	0%
% of REO Solds:	0%		0%		0%	0%
Median of Sold Price:	\$372,500		\$295,000		\$268,800	\$247,500

MEDIAN TRENDING DATA		
Contract Date	Number of Sales	Median Price
Oct - Dec-21	24	\$292,000
Nov - Jan-22	26	\$294,500
Dec - Feb-22	22	\$322,000
Jan - Mar-22	20	\$320,650
Feb - Apr-22	17	\$350,000
Mar - May-22	17	\$395,000



Subject Street Address	City	Zip	Bed	Bath	Sq. Ft.	Units	Garage	Lot Size	Year Built	Style	DNA Source
1101-G Robinhood	High Point	27260	1	1.00	624	1	1.50		1959		Public Record

#	Street Address	City	Zip	Bed	Bath	Sq.Ft.	Units	Garage	Lot Size	Yr Built	Dist	List Date	List Price	ACT DOM	TOT DOM	SP \$/ SqFt	COE Date	Sold Price
#1	708 W Lexington Avenue	High Point	27262	3	2.00	1090	1	0.00	0.31	1955	0.36	1/24/2022	\$150,000	3	44	\$139	3/9/2022	\$151,000
#2	1201 Robin Hood Road	High Point	27262	3	4.50	1388	1	1.00	0.38	1964	0.10	7/6/2021	\$110,000	2	27	\$109	8/2/2021	\$151,000
#3	1320 Kentucky Street	High Point	27262	3	4.00	1140	1	1.00	0.3	1952	0.23	7/3/2021	\$159,900	1	31	\$149	8/3/2021	\$170,000

Exception Reason Code:	
Exception Comments:	
Summary Comments:	

Prod Review Type:	Retro Review
Reviewer:	
Reviewer Partner:	
Retail: 100%	Distressed: 0%
Quick Sale Price	\$0
Radian Interactive Value Date 5/9/2022	Calculated Price: \$90,547
As of Date 05/09/2022	

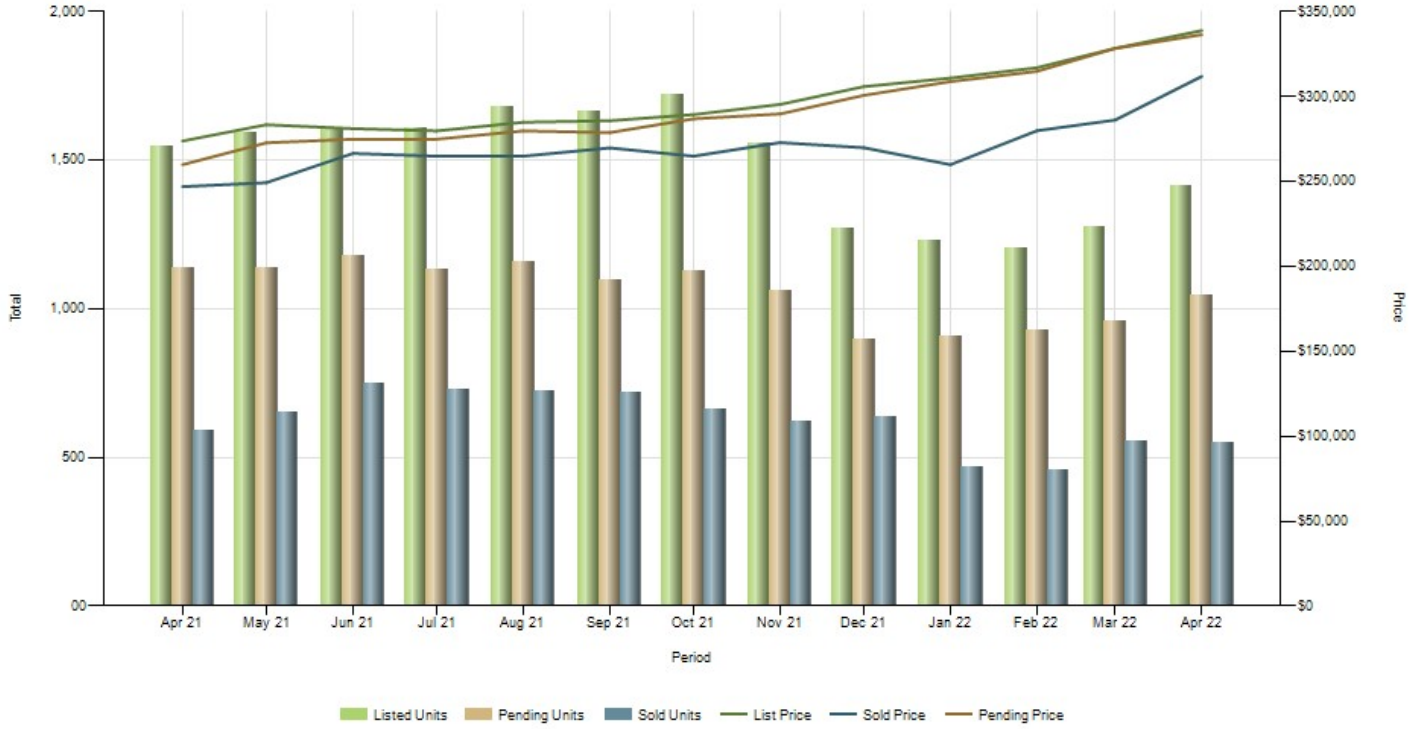
Retail Market:	100%	Distressed Market:	0%
Quick Sale Price:	\$0	Calculated Price:	\$90,547



Supply and Demand in Guilford County

Trending Data		Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22
#	Listed Units	1,549	1,593	1,601	1,611	1,679	1,664	1,722	1,558	1,269	1,228	1,205	1,276
	Pending Units	1,138	1,139	1,179	1,133	1,157	1,097	1,126	1,062	895	909	929	961
	Sold Units	589	654	748	727	722	720	664	621	634	470	458	555
M	List Price	\$273,950	\$283,550	\$281,247	\$279,900	\$285,000	\$285,900	\$289,500	\$295,490	\$305,990	\$310,995	\$317,136	\$328,540
e	Pending Price	\$260,000	\$272,900	\$275,000	\$275,000	\$279,900	\$278,900	\$287,000	\$289,900	\$300,855	\$308,945	\$315,000	\$328,490
d	Sold Price	\$247,048	\$249,400	\$266,625	\$265,000	\$265,000	\$269,900	\$265,000	\$273,000	\$270,000	\$260,000	\$280,000	\$286,300
i	Listed DOM	33	34	34	36	34	37	38	45	57	58	50	34
a	Sold DOM	45	43	45	44	43	45	45	46	48	51	45	41
n	Original List to Sales	102.94 %	101.80 %	102.59 %	102.75 %	102.42 %	102.84 %	101.92 %	101.15 %	100.37 %	102.99 %	101.93 %	103.36 %
%	Last List to Sales	101.44 %	101.80 %	102.59 %	102.75 %	103.72 %	103.81 %	101.96 %	102.25 %	101.89 %	104.02 %	103.72 %	104.11 %

Supply and Demand in Guilford County



Listed by Comp Type

Trending Data		Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22
#	Retail Units	1,522	1,230	1,197	1,176	1,235	1,375
	REO Units	31	33	26	26	35	32
	Short Sale Units	5	6	5	3	6	5
M	Retail Listed	\$297,790	\$310,000	\$315,490	\$319,690	\$330,000	\$340,000
e	REO Listed	\$160,000	\$165,000	\$154,900	\$172,450	\$165,000	\$145,900
d	SS Listed	\$95,000	\$209,000	\$168,000	\$95,000	\$197,450	\$350,000
i	Retail DOM	45	57	58	49	34	31
a	REO DOM	138	58	51	70	32	56
n	SS DOM	49	51	88	116	28	24

Sold by Comp Type

Trending Data		Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22
#	Retail Units	613	621	451	449	548	536
	REO Units	7	13	18	7	6	12
	Short Sale Units	1	1	2	1	1	3
M	Retail Sales	\$275,000	\$270,000	\$263,000	\$280,000	\$286,150	\$315,000
e	REO Sales	\$130,000	\$160,000	\$190,000	\$160,000	\$301,750	\$229,500
d	SS Sales	\$155,000		\$310,000	\$260,500	\$50,000	\$199,000
i	Retail DOM	46	48	51	44	41	40
a	REO DOM	35	38	49	49	50	41
n	SS DOM	72	0	16	87	113	39

Listed



Sold



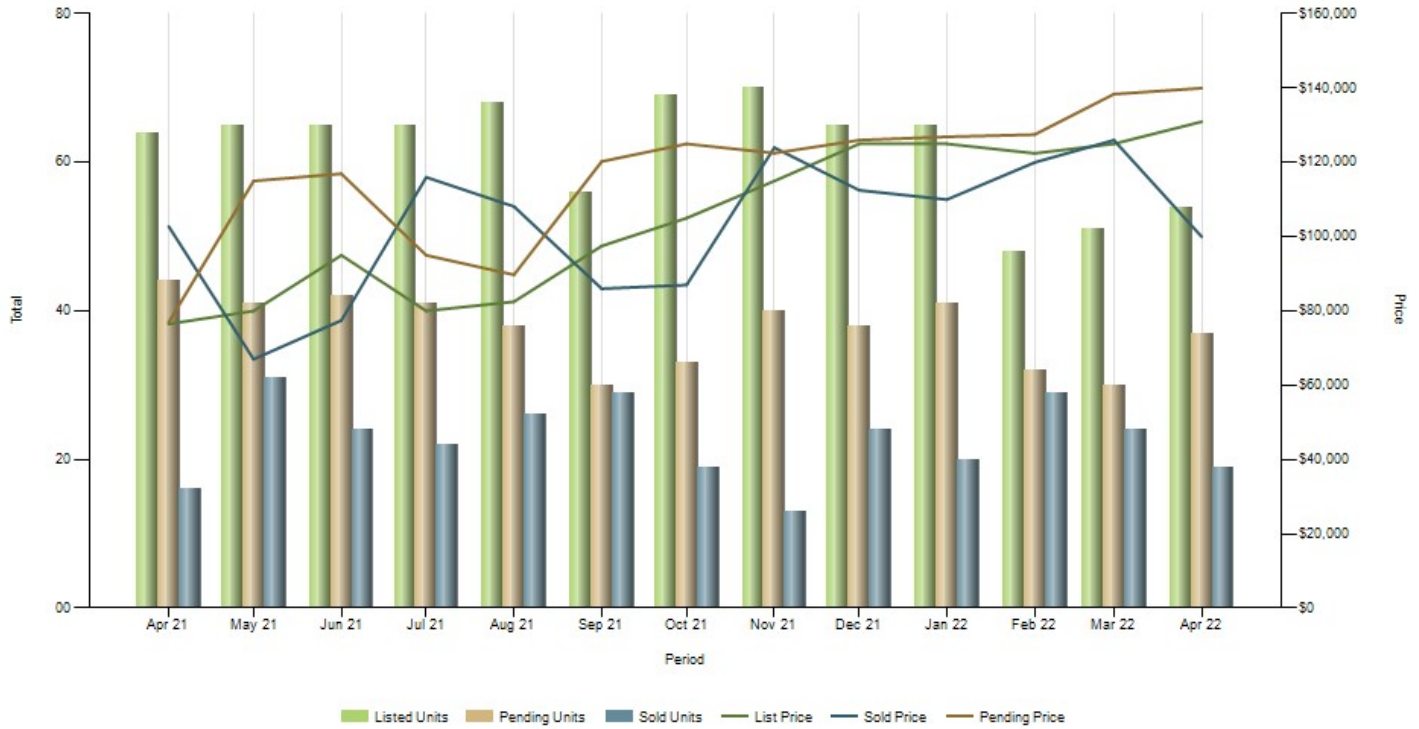
Retail Market:	100%	Distressed Market:	0%
Quick Sale Price:	\$0	Calculated Price:	\$90,547



Supply and Demand in Zip code 27260

Trending Data	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22
# Listed Units	64	65	65	65	68	56	69	70	65	65	48	51
# Pending Units	44	41	42	41	38	30	33	40	38	41	32	30
# Sold Units	16	31	24	22	26	29	19	13	24	20	29	24
Median List Price	\$76,500	\$80,000	\$95,000	\$80,000	\$82,500	\$97,500	\$105,000	\$115,000	\$125,000	\$125,000	\$122,450	\$125,000
Median Pending Price	\$76,950	\$115,000	\$116,950	\$95,000	\$89,750	\$120,250	\$125,000	\$122,500	\$126,500	\$126,900	\$127,500	\$138,400
Median Sold Price	\$102,750	\$67,000	\$77,450	\$116,000	\$108,125	\$86,000	\$87,000	\$124,000	\$112,500	\$110,000	\$120,000	\$126,000
Median Listed DOM	39	31	44	36	40	46	33	45	56	60	53	29
Median Sold DOM	40	50	43	50	47	55	53	46	55	63	58	59
% Original List to Sales	108.44 %	91.78 %	97.54 %	102.25 %	98.79 %	92.97 %	87.00 %	99.28 %	104.80 %	93.62 %	95.47 %	103.75 %
% Last List to Sales	108.16 %	98.53 %	100.32 %	102.25 %	103.03 %	101.18 %	91.58 %	91.92 %	100.04 %	96.70 %	100.08 %	100.88 %

Supply and Demand in Zip: 27260



Listed by Comp Type

Trending Data	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22
# Retail Units	67	61	61	44	46	49
# REO Units	3	4	4	4	5	5
# Short Sale Units						
Median Retail Listed	\$114,950	\$125,000	\$124,900	\$117,499	\$116,849	\$125,000
Median REO Listed	\$156,000	\$149,950	\$149,950	\$150,950	\$145,900	\$145,900
Median SS Listed						
Median Retail DOM	45	56	60	52	28	31
Median REO DOM	248	154	185	88	119	149
Median SS DOM	0	0	0	0	0	0

Sold by Comp Type

Trending Data	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22
# Retail Units	13	22	20	28	24	19
# REO Units		2	1			
# Short Sale Units						
Median Retail Sales	\$124,000	\$112,500	\$110,000	\$117,000	\$126,000	\$100,000
Median REO Sales		\$121,625		\$154,000		
Median SS Sales						
Median Retail DOM	46	55	63	57	59	38
Median REO DOM	0	34	0	335	0	0
Median SS DOM	0	0	0	0	0	0

Listed



Sold



Date: Subject: 1101-G Robinhood High Point, NC 27260 Bed: 1 Bath: 1.00 SQFT: 624 Built: 1959 Garage: 1.50 Lot: PropType: Single Family

Order ID: 48854934-3

Retail Market:	100%	Distressed Market:	0%
Quick Sale Price:	\$0	Calculated Price:	\$90,547



LISTING HISTORY

MLS Name	Listing Number	List Date	Status	List Price	Chg Date	COE Date	Sold Price	Sale Type	Cumulative List Days
NO HISTORY AVAILABLE									

Notice: Based on information from the Triad Multiple Listing Service, Triangle Multiple Listing Service, Inc., for the period 1/22/2021 through 5/12/2022. Disclaimer: This valuation estimate is not intended to be an appraisal of the market value of the Subject Property. If an appraisal is desired, the services of a licensed or certified appraiser should be obtained.



Order ID: 48854934-3

Retail Market: 100%	Distressed Market: 0%
Quick Sale Price: \$0	Calculated Price: \$90,547

SOLD COMPS

#	Street Address	City	Zip	Bed	Bath	Sq.Ft.	Units	Garage	Lot Size	Yr Built	Dist	List Date	List Price	COE Date	Sold Price	ACT DOM	TOT DOM	SP/Sqft	% Valuation	Included
#1	708 W Lexington Avenue	High Point	27262	3	2.00	1090	1	0.00	0.31	1955	0.36	1/24/2022	\$150,000	3/9/2022	\$151,000	3	44	\$139	36.82 %	x
#2	1201 Robin Hood Road	High Point	27262	3	4.50	1388	1	1.00	0.38	1964	0.10	7/6/2021	\$110,000	8/2/2021	\$151,000	2	27	\$109	32.29 %	x
#3	1320 Kentucky Street	High Point	27262	3	4.00	1140	1	1.00	0.3	1952	0.23	7/3/2021	\$159,900	8/3/2021	\$170,000	1	31	\$149	30.89 %	x
#4	1308 Danbury Court	High Point	27262	3	4.00	1540	1	2.00	0.63	1970	0.08	5/22/2021	\$224,900	6/21/2021	\$229,000	5	30	\$149	0%	
#5	1306 Wendover Drive	High Point	27262	2	2.00	1050	1	0.50	60X188	1954	0.61	5/5/2021	\$119,900	6/24/2021	\$120,000	14	50	\$114	0%	
#6	905 Trenton Street	High Point	27262	2	2.00	942	1	1.00	58x168x58x168	1935	1.00	11/6/2021	\$135,000	11/17/2021	\$140,000	0	11	\$149	0%	
#7	626 Rockspring Road	High Point	27265	2	4.00	1398	1	0.00	0.32	1955	0.45	3/30/2021	\$148,000	6/11/2021	\$145,000	41	73	\$104	0%	
#8	443 W Lexington Avenue	High Point	27262	3	4.00	1373	1	0.50	0.26	1927	0.49	4/14/2021	\$147,000	5/21/2021	\$175,000	5	37	\$127	0%	
#9	1233 Kensington Drive	High Point	27262	3	4.00	1620	1	0.00	0.47	1972	0.21	3/1/2022	\$245,000	3/31/2022	\$280,000	0	30	\$173	0%	
#10	1408 Wendover Drive	High Point	27262	3	3.00	1260	1	0.00	0.35	1951	0.64	8/30/2021	\$195,000	10/14/2021	\$190,000	15	45	\$151	0%	
#11	1304 Hampshire Court	High Point	27262	4	3.00	1700	1	2.50	0.47	1968	0.23	6/29/2021	\$269,900	8/13/2021	\$251,000	13	45	\$148	0%	
#12	414 Rockspring Road	High Point	27262	2	4.00	1386	1	0.50	0.27	1965	0.64	10/13/2021	\$170,000	11/29/2021	\$175,000	19	47	\$126	0%	
#13	505 Otteray Avenue	High Point	27262	3	3.00	1334	1	2.00	0.24	1939	0.58	4/19/2021	\$260,000	6/9/2021	\$260,000	11	51	\$195	0%	
#14	1506 Pinehurst Drive	High Point	27262	3	4.00	1418	1	0.50	0.27	1957	0.53	12/18/2021	\$175,000	1/27/2022	\$190,000	2	40	\$134	0%	
#15	1308 Wendover Drive	High Point	27262	3	4.00	1544	1	0.00	0.32	1954	0.61	10/29/2021	\$175,000	12/6/2021	\$184,500	2	38	\$119	0%	
#16	1606 Wendover Drive	High Point	27262	3	4.00	1484	1	1.00	0.38	1957	0.79	6/9/2021	\$174,900	7/12/2021	\$185,550	5	33	\$125	0%	
#17	508 Hayworth Circle	High Point	27262	3	2.00	1762	1	0.00	0.24	1956	0.65	11/1/2021	\$180,000	11/1/2021	\$180,000	189	0	\$102	0%	
#18	435 W Lexington Avenue	High Point	27262	3	4.00	1635	1	1.00	0.17	1925	0.53	5/14/2021	\$220,000	6/16/2021	\$230,000	2	33	\$141	0%	
#19	915 Trenton Street	High Point	27262	3	4.00	1633	1	1.00	0.39	1960	0.94	6/10/2021	\$225,000	9/3/2021	\$227,000	42	85	\$139	0%	
#20	1504 Pinehurst Drive	High Point	27262	3	4.00	1762	1	0.50	0.28	1956	0.52	4/16/2021	\$185,000	5/17/2021	\$207,000	3	31	\$117	0%	

Sold #1 (0.36 miles)
708 W Lexington Avenue



Bed: 3
Bath: 2.0
A.G.SQFT:
Total SQFT: 1,090
SQFT: 1,090
Year Built: 1955
Basement:
Pool: N/A
Waterfront:
Sale Price: \$151,000
Concessions:
COE Date: 3/9/2022
List Date: 1/24/2022
ACT DOM: 3
TOT DOM: 44
List Price: \$150,000
Listing #: 1055850

Subdivision: None
School District: High Point Central

MLS Comments:
Well maintained home, conveniently located near shops and restaurants. Wood floors through most of the home. Unfinished basement with garage door to back yard adds lots of potential for storage or additional living space. Third bedroom currently being used as a den. Back yard has border trees for additional privacy. New roof 2017, replacement windows 2016, new furnace hvac- 2009, waterproofing of basement - 2007 new hot water heater- 2012. House is currently rented. He can stay or would be able to vacate by feb. 28.

Sold #2 (0.10 miles)
1201 Robin Hood Road



Bed: 3
Bath: 4.5
A.G.SQFT:
Total SQFT: 1,388
SQFT: 1,388
Year Built: 1964
Basement:
Pool: N/A
Waterfront:
Sale Price: \$151,000
Concessions:
COE Date: 8/2/2021
List Date: 7/6/2021
ACT DOM: 2
TOT DOM: 27
List Price: \$110,000
Listing #: 1031286

Subdivision: Emerywood Hills
School District:

MLS Comments:
One level, brick home, 3 br/2ba... What more could you ask for! This home has such potential for a homeowner or investor. Kitchen with bar seating and breakfast room area that has so many possibilities. Primary bedroom with an ensuite bathroom. Classic floorplan that never goes out of style! Deck off the kitchen in the back. Huge unfinished basement with a 1/2 bath which could be a game room, workspace, or finished off to create more square footage. Cosmetic updates will bring this house back to life!

Sold #3 (0.23 miles)
1320 Kentucky Street



Bed: 3
Bath: 4.0
A.G.SQFT:
Total SQFT: 1,140
SQFT: 1,140
Year Built: 1952
Basement:
Pool: N/A
Waterfront:
Sale Price: \$170,000
Concessions:
COE Date: 8/3/2021
List Date: 7/3/2021
ACT DOM: 1
TOT DOM: 31
List Price: \$159,900
Listing #: 1031785

Subdivision: Emerywood Hills
School District:

MLS Comments:
Coming soon!! Completely remodeled inside and out. Exterior updates include brand new vinyl siding, windows, ac & furnace, roof, and a new 6ft wooden privacy fence. Interior updates include fresh paint, refinished hardwoods, brand new tile flooring, new ss appliances, new cabinetry, and new fixtures throughout! Please see agent remarks.

Date: Subject: 1101-G Robinhood High Point, NC 27260 Bed: 1 Bath: 1.00 SQFT: 624 Built: 1959 Garage: 1.50 Lot: PropType: Single Family

Order ID: 48854934-3

Retail Market:	100%	Distressed Market:	0%
Quick Sale Price:	\$0	Calculated Price:	\$90,547



LISTED COMPS

#	Street Address	City	Zip	Bed	Bath	Sq.Ft.	Units	Garage	Lot Size	Yr Built	Dist	List Date	List Price	ACT DOM	LP/Sqft	Included
#1	1306 Woodland Place	High Point	27262	6	11.00	4722	1	2.00	0.29	1998	0.71	10/27/2021	\$815,000	194	\$130	
#2	1108 Ferndale Boulevard	High Point	27262	4	7.00	3443	1	1.00	0.69	1936	0.81	5/6/2022	\$550,000	3	\$160	

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Retail Market:	100%	Distressed Market:	0%
Quick Sale Price:	\$0	Calculated Price:	\$90,547



UNDER CONTRACT COMPS

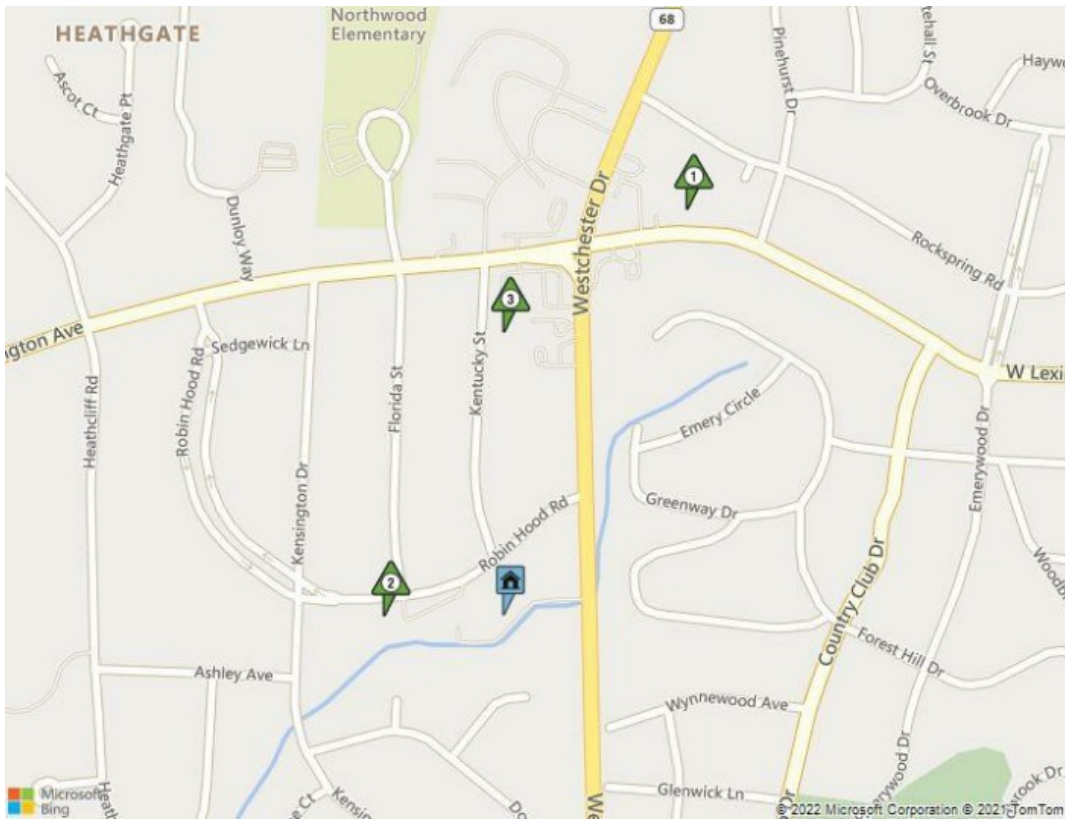
#	Street Address	City	Zip	Bed	Bath	Sq.Ft.	Units	Garage	Lot Size	Yr Built	Dist	List Date	List Price	ACT DOM	TOT DOM	LP/Sqft	Included
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MAP



Subject Sold

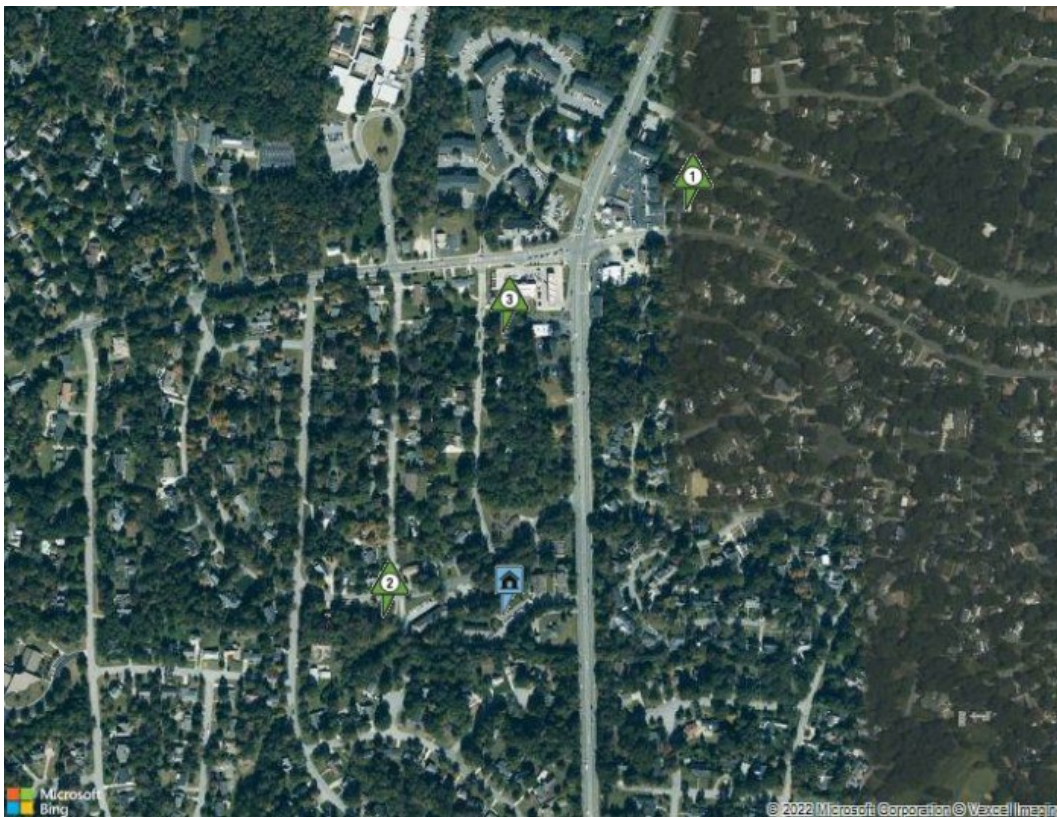
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AERIAL VIEW MAP



**Subject
Sold**

Order ID: 48854934-3

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MARKET ANALYSIS

	0 - 90 Days	91 - 180 Days	181 - 270 Days	271 - 365 Days
Total # of Sales (Solds)	18	25	22	32
Absorption Rate (Sales per Month)	6.00	8.33	7.33	10.67
Inventory (Listing and Pending)	17	17	17	17
Months Supply	2.83	2.04	2.32	1.59

	Active	Pending	0 - 90 Days	91 - 180 Days	181 - 270 Days	271 - 365 Days
Low	\$550,000	\$179,000	\$151,000	\$140,000	\$180,000	\$120,000
High	\$615,000	\$675,000	\$725,000	\$712,500	\$600,000	\$550,000
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Average	\$582,500	\$350,786	\$397,738	\$310,572	\$323,322	\$282,446
Median DOM	98	6	10	4	14	5

	2	MEDIAN SOLD PRICE AS % OF FINAL LIST PRICE			
Current Active Listings	2	Most Recent 0 - 90 Days	Most Recent 91 to 180 Days	Most Recent 181 to 270 Days	Most Recent 271 to 360 Days
Current Pending	15	104.64%	95.19%	98.18%	104.16%

	MEDIAN SOLD PRICE AS % OF ORIGINAL LIST PRICE			
Most Recent 0 - 90 Days	Most Recent 91 to 180 Days	Most Recent 181 to 270 Days	Most Recent 271 to 360 Days	
103.19%	92.82%	98.18%	100.00%	

FILTERED MARKET ANALYSIS

Subject SQFT: 624 Subject Year Built: 1959 Property Type: Single Family

Filter by: Min SQFT: Min Bed: Max SQFT: Max Bed: Min Year Built: Zip: Max Year Built: Property Type: Single Family

	0 - 90 Days	91 - 180 Days	181 - 270 Days	271 - 365 Days
Total # of Sales (Solds)	18	25	22	32
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Median	\$582,500	\$299,000	\$372,500	\$295,000	\$268,800	\$247,500
Average	\$582,500	\$350,786	\$397,738	\$310,572	\$323,322	\$282,446
Median DOM	98	6	10	4	14	5

	2	MEDIAN SOLD PRICE AS % OF FINAL LIST PRICE			
Current Active Listings	2	Most Recent 0 - 90 Days	Most Recent 91 to 180 Days	Most Recent 181 to 270 Days	Most Recent 271 to 360 Days
Current Pending	15	104.64%	95.19%	98.18%	104.16%

	MEDIAN SOLD PRICE AS % OF ORIGINAL LIST PRICE			
Most Recent 0 - 90 Days	Most Recent 91 to 180 Days	Most Recent 181 to 270 Days	Most Recent 271 to 360 Days	
103.19%	92.82%	98.18%	100.00%	

DEPRESSED MARKET GRID

	# of Listings	% of Listings	# of Pending	% of Pending	# of Solds	% of Solds
Retail	2	100%	14	93.33%	97	100%
Short Sale	0	0%	0	0%	0	0%
REO	0	0%	1	6.67%	0	0%

MEDIAN SALE PRICE

ONE MONTH				TWO MONTHS				THREE MONTHS			
Contract Date	Pending	Sales	Median Price	Contract Date	Pending	Sales	Median Price	Contract Date	Pending	Sales	Median Price
Jun-20	0	6	\$222,450	May - Jun-20	11	\$255,000	\$255,000	Apr - Jun-20	11	\$255,000	\$255,000
Jul-20	0	9	\$275,000	Jun - Jul-20	15	\$255,000	\$255,000	May - Jul-20	20	\$255,000	\$255,000
Aug-20	0	7	\$230,000	Jul - Aug-20	16	\$245,000	\$245,000	Jun - Aug-20	22	\$245,000	\$245,000
Sep-20	0	7	\$295,000	Aug - Sep-20	14	\$237,500	\$237,500	Jul - Sep-20	23	\$245,000	\$245,000
Oct-20	0	5	\$225,000	Sep - Oct-20	12	\$262,500	\$262,500	Aug - Oct-20	19	\$230,000	\$230,000
Nov-20	0	10	\$241,500	Oct - Nov-20	15	\$238,000	\$238,000	Sep - Nov-20	22	\$241,500	\$241,500
Dec-20	0	12	\$271,275	Nov - Dec-20	22	\$256,275	\$256,275	Oct - Dec-20	27	\$255,000	\$255,000
Jan-21	0	9	\$300,000	Dec - Jan-21	21	\$285,000	\$285,000	Nov - Jan-21	31	\$257,550	\$257,550
Feb-21	0	12	\$257,000	Jan - Feb-21	21	\$275,000	\$275,000	Dec - Feb-21	33	\$275,000	\$275,000
Mar-21	0	8	\$279,000	Feb - Mar-21	20	\$274,000	\$274,000	Jan - Mar-21	29	\$275,000	\$275,000
Apr-21	0	7	\$374,500	Mar - Apr-21	15	\$285,000	\$285,000	Feb - Apr-21	27	\$275,000	\$275,000
May-21	0	6	\$319,000	Apr - May-21	13	\$361,500	\$361,500	Mar - May-21	21	\$285,000	\$285,000
Jun-21	0	18	\$255,000	May - Jun-21	24	\$267,000	\$267,000	Apr - Jun-21	31	\$275,000	\$275,000
Jul-21	0	7	\$245,000	Jun - Jul-21	25	\$250,000	\$250,000	May - Jul-21	31	\$260,000	\$260,000
Aug-21	0	7	\$242,000	Jul - Aug-21	14	\$243,500	\$243,500	Jun - Aug-21	32	\$247,500	\$247,500
Sep-21	0	8	\$307,500	Aug - Sep-21	15	\$260,000	\$260,000	Jul - Sep-21	22	\$255,500	\$255,500
Oct-21	0	8	\$295,050	Sep - Oct-21	16	\$307,500	\$307,500	Aug - Oct-21	23	\$265,000	\$265,000
Nov-21	0	6	\$223,000	Oct - Nov-21	14	\$269,300	\$269,300	Sep - Nov-21	22	\$276,300	\$276,300
Dec-21	0	10	\$327,500	Nov - Dec-21	16	\$292,000	\$292,000	Oct - Dec-21	24	\$292,000	\$292,000
Jan-22	0	10	\$322,150	Dec - Jan-22	20	\$323,500	\$323,500	Nov - Jan-22	26	\$294,500	\$294,500
Feb-22	0	2	\$276,750	Jan - Feb-22	12	\$320,650	\$320,650	Dec - Feb-22	22	\$322,000	\$322,000
Mar-22	0	8	\$323,000	Feb - Mar-22	10	\$312,500	\$312,500	Jan - Mar-22	20	\$320,650	\$320,650
Apr-22	0	7	\$460,000	Mar - Apr-22	15	\$395,000	\$395,000	Feb - Apr-22	17	\$350,000	\$350,000
May-22	28	2	\$440,650	Apr - May-22	9	\$460,000	\$460,000	Mar - May-22	17	\$395,000	\$395,000

THIS IS A BROKER PRICE OPINION OR COMPARATIVE MARKET ANALYSIS AND SHOULD NOT BE CONSIDERED AN APPRAISAL.
 In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

Notice: Based on information from the Triad Multiple Listing Service, Triangle Multiple Listing Service, Inc., for the period 1/22/2021 through 5/12/2022. Disclaimer: This valuation estimate is not intended to be an appraisal of the market value of the Subject Property. If an appraisal is desired, the services of a licensed or certified appraiser should be obtained.