



**\$187,654**

ClearAVM Estimate

Sep 02, 2022

Effective Date

\$145,754

Low Value

\$229,554

High Value

Low Confidence

78%

FSD 0.223

**Property Details**

Source	Beds	Baths	GLA	Lot Size	Units	Property Type	Built	Other Characteristics
Public Records	3	1/-	2,459 ft <sup>2</sup>	13,068 ft <sup>2</sup>	—	Single Family Traditional	1915	Pool Desc: No, Floors: 2

### Sales Comparables

	Address	Dist	Sale Price	Sale Date	Units	Property Type	Beds	Baths	Built	GLA	Lot Size
S	429 Moore St Fayetteville, NC 28301	—	—	—	—	Single Family Traditional	3	1/-	1915	2,459 ft <sup>2</sup>	13,068 ft <sup>2</sup>
1	1007 Brook St Fayetteville, NC 28305	0.82 mi	\$325,000	Aug 16, 2022	—	Single Family Victorian	3	3/1	1940	2,766 ft <sup>2</sup>	7,840 ft <sup>2</sup>
2	309 Spring St Fayetteville, NC 28305	0.81 mi	\$200,000	Oct 26, 2021	—	Single Family —	3	2/-	1941	2,174 ft <sup>2</sup>	23,086 ft <sup>2</sup>
3	438 Rollingwood Cir Fayetteville, NC 28305	0.82 mi	\$280,000	Sep 30, 2021	—	Single Family —	4	3/-	1941	2,240 ft <sup>2</sup>	8,276 ft <sup>2</sup>
4	443 Rollingwood Cir Fayetteville, NC 28305	0.79 mi	\$230,000	Apr 06, 2022	—	Single Family Ranch/Rambler	3	2/1	1939	1,540 ft <sup>2</sup>	—
5	218 Bradford Ave Fayetteville, NC 28301	0.77 mi	\$426,000	Mar 17, 2022	—	Single Family —	3	2/1	1935	2,773 ft <sup>2</sup>	24,393 ft <sup>2</sup>
6	647 Brandts Ln Fayetteville, NC 28301	0.42 mi	\$365,000	May 11, 2022	—	Single Family —	3	2/1	1926	1,475 ft <sup>2</sup>	—
7	201 Hinsdale Ave Fayetteville, NC 28305	0.71 mi	\$282,500	Jul 18, 2022	—	Single Family Ranch/Rambler	3	2/-	1925	1,424 ft <sup>2</sup>	—
8	904 W Rowan St Fayetteville, NC 28301	0.67 mi	\$275,000	Dec 23, 2021	—	Single Family Cottage	3	2/1	1930	1,980 ft <sup>2</sup>	—
9	521 Edward St Fayetteville, NC 28301	0.32 mi	\$61,500	Mar 01, 2022	1	Single Family —	3	2/-	1946	1,392 ft <sup>2</sup>	8,276 ft <sup>2</sup>
10	305 Woodside Ave Fayetteville, NC 28301	0.54 mi	\$217,000	Nov 02, 2021	—	Single Family Ranch/Rambler	3	2/-	1955	1,763 ft <sup>2</sup>	16,117 ft <sup>2</sup>

### Listing Comparables

	Address	Dist	List Price	List Date	Units	Property Type	Beds	Baths	Built	GLA	Lot Size
S	429 Moore St Fayetteville, NC 28301	—	—	—	—	Single Family Traditional	3	1/-	1915	2,459 ft <sup>2</sup>	13,068 ft <sup>2</sup>
1	210 Davis St Fayetteville, NC 28305	0.93 mi	\$279,900	Aug 15, 2022	—	Single Family —	3	2/-	1920	—	15,246 ft <sup>2</sup>
2	125 Oakridge Ave Fayetteville, NC 28305	0.97 mi	\$330,000	Jun 06, 2022	—	Single Family —	4	2/-	1924	—	10,018 ft <sup>2</sup>
3	306 Hinsdale Ave Fayetteville, NC 28305	0.65 mi	\$249,900	Aug 29, 2022	—	Single Family Ranch/Rambler	3	2/-	1982	—	6,098 ft <sup>2</sup>
4	310 Weisiger St Fayetteville, NC 28301	0.79 mi	\$71,900	Jan 15, 2021	—	Single Family Ranch/Rambler	2	1/-	1950	—	—
5	215 Hinsdale Ave Fayetteville, NC 28305	0.69 mi	\$171,000	Sep 06, 2022	—	Single Family —	3	1/-	1937	—	—
6	206 Hinsdale Ave Fayetteville, NC 28305	0.66 mi	\$429,000	Jul 05, 2022	—	Single Family —	4	3/-	2022	—	16,117 ft <sup>2</sup>
7	309 Hinsdale Ave Fayetteville, NC 28305	0.69 mi	\$400,000	May 04, 2022	—	Single Family Colonial	4	4/1	1925	—	—
8	211 Oakridge Ave Fayetteville, NC 28305	0.96 mi	\$275,000	Aug 22, 2022	—	Single Family Ranch/Rambler	3	2/-	1938	—	—
9	611 Westmont Dr Fayetteville, NC 28305	1.31 mi	\$365,000	Jul 10, 2022	—	Single Family —	3	2/1	1950	—	14,374 ft <sup>2</sup>
10	120 Sutton St Fayetteville, NC 28305	1.39 mi	\$399,000	Sep 02, 2022	—	Single Family —	5	2/1	1935	2,894 ft <sup>2</sup>	13,068 ft <sup>2</sup>



Legend S Subject 1 Sale 1 Listing

Parcel Number: 0437570233

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