

Subject Property Address	
5269 Parkton Rd, Fayetteville, NC, 28304	
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:	3	100	4	100	45	100
Short Sale:	0	0	0	0	0	0
REO:	0	0	0	0	0	0

MARKET DATA				
	Days: 0 - 90	91 - 180	181 - 270	271 - 365
Total # of Sales (Solds):	10	9	16	10
Absorption Rate (Sales per Month):	3.33	3.00	5.33	3.33
Inventory (Listing and Pending):	7	7	7	7
Months Supply:	2.10	2.33	1.31	2.10

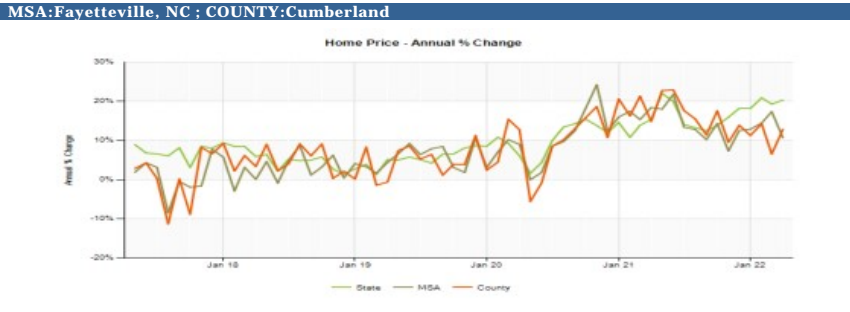
	ACTIVE		SOLD		
	Active	Pending	0 - 90 Days	91 - 180 Days	181 - 365 Days
Low:	\$109,000	\$195,000	\$120,000	\$130,000	\$50,000
High:	\$200,000	\$265,000	\$330,000	\$282,000	\$300,000
Median:	\$155,000	\$218,950	\$182,500	\$171,900	\$187,956
Average:	\$154,666	\$224,475	\$191,250	\$198,877	\$183,581
Median DOM:	27	5	4	5	5

MARKET ANALYSIS	
Current Active	3
Listing:	
Current Pending (UC):	4

Portfolio History		
Date	Product	As Is Sale Price

FILTERED NEIGHBORHOOD STATISTICS					
FILTERS	Sqft: to	Days: 0 - 90	91 - 180	181 - 270	271 - 365
Total # of Sold:	10	9	16	10	
% 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:	\$182,500	\$171,900	\$192,750	\$187,956	

MEDIAN TRENDING DATA		
Contract Date	Number of Sales	Median Price
Oct - Dec-21	13	\$205,500
Nov - Jan-22	12	\$209,750
Dec - Feb-22	9	\$200,500
Jan - Mar-22	9	\$200,500
Feb - Apr-22	10	\$175,250
Mar - May-22	9	\$180,000



Subject Street Address	City	Zip	Bed	Bath	Sq. Ft.	Units	Garage	Lot Size	Year Built	Style	DNA Source
5269 Parkton Rd	Fayetteville	28304	3	2.00	1300	1	1.75		2002		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	4491 Tonric	Hope Mills	28348	3	2.00	1378	1	2.00	0.0000	1996	0.14	6/14/2021	\$219,000	22	93	\$129	9/15/2021	\$178,000
#2	4653 Virsalli	Hope Mills	28348	3	2.00	1487	1	2.00	0.4600	1998	0.29	7/5/2021	\$175,000	0	42	\$121	8/16/2021	\$180,000
#3	812 Orchard	Hope Mills	28348	3	1.50	1255	1	1.00	0.5000	1967	0.42	2/22/2022	\$115,000	8	38	\$97	4/1/2022	\$122,000

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
As of Date	05/09/2022
Calculated Price:	\$154,584

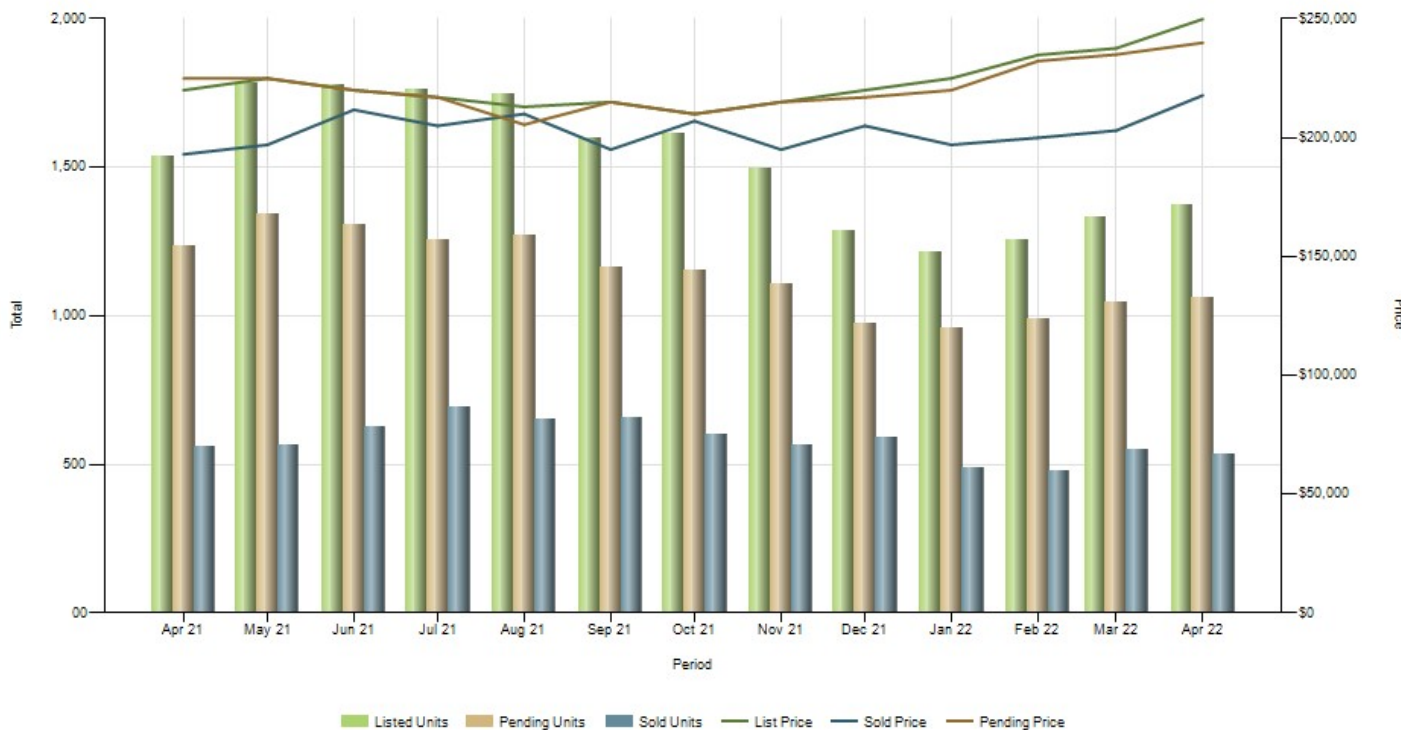
Retail Market:	100%	Distressed Market:	0%
Quick Sale Price:	\$0	Calculated Price:	\$154,584



Supply and Demand in Cumberland 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	1,538	1,780	1,778	1,761	1,748	1,596	1,615	1,497	1,288	1,216	1,253	1,330
	Pending Units	1,234	1,342	1,305	1,253	1,269	1,162	1,155	1,107	975	961	991	1,046
	Sold Units	561	563	626	694	651	659	599	563	588	487	476	550
Median	List Price	\$220,000	\$224,900	\$220,000	\$217,000	\$213,000	\$215,000	\$210,000	\$215,000	\$220,000	\$225,000	\$234,820	\$237,620
	Pending Price	\$224,900	\$225,000	\$220,000	\$217,000	\$205,500	\$215,000	\$210,000	\$215,000	\$217,000	\$220,000	\$232,250	\$235,000
	Sold Price	\$193,000	\$197,000	\$211,740	\$205,000	\$210,000	\$195,000	\$207,000	\$195,000	\$205,000	\$197,000	\$199,950	\$203,000
	Listed DOM	37	39	41	37	38	42	40	46	51	52	36	34
	Sold DOM	49	47	49	52	51	52	54	53	54	57	52	46
%	Original List to Sales	101.58 %	102.07 %	102.31 %	102.50 %	101.94 %	100.05 %	101.02 %	102.63 %	100.04 %	101.03 %	102.02 %	101.70 %
	Last List to Sales	101.58 %	103.14 %	101.55 %	102.50 %	102.44 %	101.04 %	100.98 %	102.63 %	101.26 %	101.08 %	101.37 %	101.75 %

Supply and Demand in Cumberland County



Listed by Comp Type

Trending Data		Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22
#	Retail Units	1,474	1,265	1,195	1,228	1,307	1,351
	REO Units	17	19	16	20	19	19
	Short Sale Units	6	4	5	5	4	4
Median	Retail Listed	\$217,000	\$221,000	\$225,000	\$235,000	\$239,900	\$250,000
	REO Listed	\$174,900	\$175,000	\$195,750	\$157,450	\$179,900	\$188,500
	SS Listed	\$148,500	\$122,500	\$153,000	\$153,000	\$122,500	\$250,000
	Retail DOM	46	51	52	36	34	32
	REO DOM	54	38	48	32	36	32
	SS DOM	275	422	333	361	512	143

Sold by Comp Type

Trending Data		Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22
#	Retail Units	555	582	479	470	542	529
	REO Units	6	5	8	5	7	7
	Short Sale Units	2	1	1	1	1	1
Median	Retail Sales	\$195,000	\$205,000	\$197,740	\$199,700	\$203,000	\$220,000
	REO Sales	\$143,194	\$160,000	\$125,000	\$202,500	\$305,000	\$187,000
	SS Sales	\$292,500	\$182,000	\$400,000	\$170,000		
	Retail DOM	53	54	57	52	46	44
	REO DOM	54	79	55	55	37	59
	SS DOM	83	281	0	36	52	0

Listed



Sold



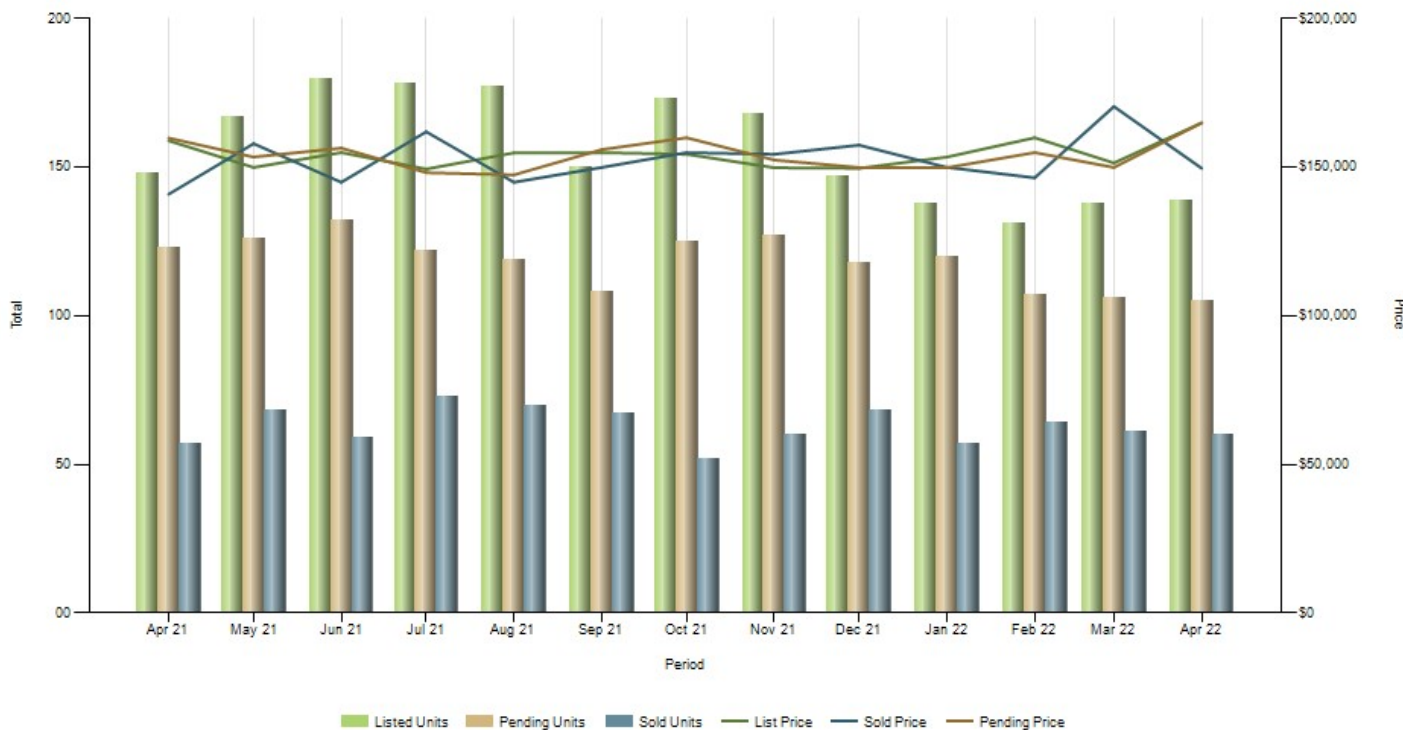
Retail Market:	100%	Distressed Market:	0%
Quick Sale Price:	\$0	Calculated Price:	\$154,584



Supply and Demand in Zip code 28304

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	148	167	180	178	177	150	173	168	147	138	131	138
	Pending Units	123	126	132	122	119	108	125	127	118	120	107	106
	Sold Units	57	68	59	73	70	67	52	60	68	57	64	61
M	List Price	\$159,000	\$150,000	\$155,000	\$149,450	\$154,900	\$155,000	\$154,450	\$149,900	\$149,700	\$153,500	\$160,000	\$151,500
e	Pending Price	\$159,900	\$153,500	\$156,500	\$148,250	\$147,500	\$156,000	\$159,990	\$152,500	\$149,950	\$149,925	\$155,000	\$150,000
d	Sold Price	\$141,000	\$158,000	\$145,000	\$162,000	\$145,000	\$150,000	\$155,000	\$154,450	\$157,500	\$150,026	\$146,500	\$170,500
i	Listed DOM	35	36	36	37	34	42	38	42	50	45	34	31
a	Sold DOM	45	42	50	49	48	51	54	59	50	55	55	43
n	Original List to Sales	104.44 %	102.92 %	103.65 %	104.52 %	103.94 %	100.67 %	100.03 %	99.68 %	101.61 %	103.47 %	98.69 %	101.79 %
%	Last List to Sales	104.44 %	101.61 %	103.65 %	104.52 %	103.61 %	100.91 %	100.03 %	99.68 %	100.13 %	103.47 %	101.77 %	101.79 %

Supply and Demand in Zip: 28304



Listed by Comp Type

Trending Data		Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22
#	Retail Units	166	146	137	129	136	137
	REO Units	1				1	2
	Short Sale Units	1	1	1	1	1	
M	Retail Listed	\$149,900	\$149,500	\$154,000	\$163,000	\$151,950	\$165,000
e	REO Listed	\$219,900	\$219,900		\$125,000	\$125,000	\$237,950
d	SS Listed	\$120,000	\$153,000	\$153,000	\$153,000	\$153,000	\$120,000
i	Retail DOM	41	49	45	34	31	29
a	REO DOM	54	85	0	21	52	26
n	SS DOM	271	302	333	361	392	422

Sold by Comp Type

Trending Data		Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22
#	Retail Units	58	68	57	64	61	59
	REO Units	2					1
	Short Sale Units						
M	Retail Sales	\$154,450	\$157,500	\$150,026	\$146,500	\$170,500	\$150,000
e	REO Sales	\$191,500					\$120,000
d	SS Sales						
i	Retail DOM	57	50	55	55	43	44
a	REO DOM	134	0	0	0	0	72
n	SS DOM	0	0	0	0	0	0

Listed



Sold



Date: Subject: 5269 Parkton Rd Fayetteville, NC 28304 Bed: 3 Bath: 2.00 SQFT: 1300 Built: 2002 Garage: 1.75 Lot: PropType: Single Family

Order ID: 48854923-3

Retail Market:	100%	Distressed Market:	0%
Quick Sale Price:	\$0	Calculated Price:	\$154,584



LISTING HISTORY

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



Order ID: 48854923-3

Retail Market:	100%	Distressed Market:	0%
Quick Sale Price:	\$0	Calculated Price:	\$154,584

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	4491 Tonric	Hope Mills	28348	3	2.00	1378	1	2.00	0.0000	1996	0.14	6/14/2021	\$219,000	9/15/2021	\$178,000	22	93	\$129	46.70 %	x
#2	4653 Virsalli	Hope Mills	28348	3	2.00	1487	1	2.00	0.4600	1998	0.29	7/5/2021	\$175,000	8/16/2021	\$180,000	0	42	\$121	28.41 %	x
#3	812 Orchard	Hope Mills	28348	3	1.50	1255	1	1.00	0.5000	1967	0.42	2/22/2022	\$115,000	4/1/2022	\$122,000	8	38	\$97	24.88 %	x
#4	5490 Bush	Hope Mills	28348	3	2.00	1088	1	1.00	0.0000	1991	0.49	9/27/2021	\$122,000	11/2/2021	\$130,000	6	46	\$119	0%	
#5	5495 Bush	Hope Mills	28348	3	2.00	1102	1	0.00	0.0000	1991	0.45	4/21/2021	\$94,900	5/11/2021	\$96,000	5	20	\$87	0%	
#6	4531 Tonric	Hope Mills	28348	3	2.50	1843	1	1.00	0.0000	1995	0.21	3/3/2022	\$235,000	4/11/2022	\$241,000	3	39	\$131	0%	
#7	5494 Landview	Hope Mills	28348	3	2.00	1699	1	0.00	103 x 195	1989	0.41	1/24/2022	\$168,500	3/14/2022	\$170,500	4	49	\$100	0%	
#8	618 Porter	Hope Mills	28348	3	2.00	1420	1	1.00	0.0000	1995	0.61	8/25/2021	\$175,000	10/27/2021	\$180,000	5	63	\$127	0%	
#9	5213 Roy C Stallings Jr	Hope Mills	28348	3	2.00	1492	1	2.00	78 x 129	2003	0.63	11/5/2021	\$184,000	1/10/2022	\$200,500	3	66	\$134	0%	
#10	5707 Walkabout	Hope Mills	28348	3	2.00	1368	1	1.00	0.0000	1995	0.78	11/13/2021	\$163,000	2/3/2022	\$163,000	34	82	\$119	0%	
#11	5335 Republic	Hope Mills	28348	3	2.00	1119	1	1.00	0.4800	1983	0.52	2/14/2022	\$135,000	4/5/2022	\$136,000	6	50	\$122	0%	
#12	3329 Masters	Hope Mills	28348	3	2.00	1260	1	1.00	0.2300	1994	0.74	8/6/2021	\$158,000	9/20/2021	\$158,000	11	45	\$125	0%	
#13	5714 Walkabout	Hope Mills	28348	3	2.00	1329	1	1.00	0.0000	1995	0.82	10/15/2021	\$170,000	11/19/2021	\$170,000	5	35	\$128	0%	
#14	5606 Planters	Hope Mills	28348	3	2.00	1408	1	0.00	0.3000	1995	0.70	9/10/2021	\$145,000	10/26/2021	\$155,000	3	46	\$110	0%	
#15	5801 Corner Oaks	Hope Mills	28348	3	2.00	1448	1	2.00	0.5200	1992	0.57	5/7/2021	\$153,000	7/23/2021	\$162,000	3	77	\$112	0%	
#16	3412 Masters Drive	Hope Mills	28348	3	2.00	1260	1	1.00	104.6x123x68.1x110	1994	0.80	6/29/2021	\$148,000	7/22/2021	\$155,000	3	23	\$123	0%	
#17	5660 Bauer Street	Hope Mills	28348	3	2.00	1468	1	1.00	0.46	1992	0.66	6/1/2021	\$150,000	10/28/2021	\$125,000	111	149	\$85	0%	
#18	4117 Mill Bridge	Hope Mills	28348	3	1.50	1150	1	1.00	0.0000	1983	0.55	6/20/2021	\$155,900	8/30/2021	\$150,000	21	71	\$130	0%	
#19	5332 Pringle	Hope Mills	28348	3	2.00	1432	1	2.00	0.0000	1995	0.93	3/16/2022	\$185,900	4/19/2022	\$180,000	2	34	\$126	0%	
#20	3311 Masters	Hope Mills	28348	3	2.00	1096	1	0.00	0.0000	1995	0.76	11/2/2021	\$159,900	1/28/2022	\$161,500	25	77	\$147	0%	

Sold #1 (0.14 miles)

4491 Tonric




Bed: 3
Bath: 2.0
A.G.SQFT:
Total SQFT: 1,378
SQFT: 1,378
Year Built: 1996
Basement:
Pool: N/A
Waterfront:
Sale Price: \$178,000
Concessions:
COE Date: 9/15/2021
List Date: 6/14/2021
ACT DOM: 22
TOT DOM: 93
List Price: \$219,000
Listing #: 659380

Subdivision: Hope Mills
School District: Grays Creek Senior High

MLS Comments:
This gorgeous remodel boasts its features by offering a beautiful flow of lighting throughout the space. This 3 bedroom has an additional bonus room w/ closet office, nursery the kitchen emphasizes the built in high-top bar that brightens up the entire mood. The high top bar also features custom lighting. This home speaks for itself; practicality, modernity, simplicity and location! Beautiful black granite is a perfect canvas to contrast pops of color for kitchen vibes. New vanities in the bathrooms, new appliance package, new countertops, new flooring, new paint, new lighting, new feelings of taking pride in your home! It sits on approximately a half acre of land and has plenty of space for back yard gatherings. This home is nestled in the community of hope mills, close to the lake and the town center where they kick off events all year round that cater towards families & the community. The park and recreation center has a basketball court and a running/walking track that is well lit.

Sold #2 (0.29 miles)

4653 Virsalli



Bed: 3
Bath: 2.0
A.G.SQFT:
Total SQFT: 1,487
SQFT: 1,487
Year Built: 1998
Basement:
Pool: N/A
Waterfront:
Sale Price: \$180,000
Concessions:
COE Date: 8/16/2021
List Date: 7/5/2021
ACT DOM: 0
TOT DOM: 42
List Price: \$175,000
Listing #: 661454

Subdivision: Chance Acre
School District: Grays Creek Senior High

MLS Comments:
Beautiful home inside and out! Formal living room and dining room (trex ceiling), den with fireplace (propane). All hardwood floors! Tile on foyer, both baths and eat in kitchen floors. Front porch for relaxing days and nights. Large front and back yard with irrigation system (well water)! Back patio, fenced back yard and wired storage shed. Roof less than 5 years old, gutters, storm door, insulated windows, extra storage closet & utility sink in double garage.

Sold #3 (0.42 miles)

812 Orchard



Bed: 3
Bath: 1.5
A.G.SQFT:
Total SQFT: 1,255
SQFT: 1,255
Year Built: 1967
Basement:
Pool: N/A
Waterfront:
Sale Price: \$122,000
Concessions:
COE Date: 4/1/2022
List Date: 2/22/2022
ACT DOM: 8
TOT DOM: 38
List Price: \$115,000
Listing #: 678435

Subdivision: Lakeside Terrace
School District: Hoke County High School

MLS Comments:
Lakeside terrace - 3br/1.5 bath on large lot with the convenience of being right near the city limits (approximately 5-10 minutes depending on traffic). No carpet, hardwoods and vinyl located throughout. This home just needs some lipstick and rouge. Needs painting throughout and some updating and this will be a great home. the ceiling in the dining area with the patch is where they had a gas heater with chimney pipe running out.

Date: Subject: 5269 Parkton Rd Fayetteville, NC 28304 Bed: 3 Bath: 2.00 SQFT: 1300 Built: 2002 Garage: 1.75 Lot: PropType: Single Family

Order ID: 48854923-3

Retail Market:	100%	Distressed Market:	0%
Quick Sale Price:	\$0	Calculated Price:	\$154,584



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	5323 Parkton	Hope Mills	28348	3	2.00	0	1	1.00	0.4600	1972	0.06	3/30/2022	\$155,000	40		
#2	5546 Ridgecrest	Hope Mills	28348	3	2.00	0	1	0.00	0.0000	1993	0.37	4/12/2022	\$109,000	27		
#3	5495 Bush	Hope Mills	28348	3	2.00	0	1	1.00	0.0000	1991	0.45	4/18/2022	\$200,000	21		

Notice: Based on information from the Multiple Listing Service of the Longleaf Pine REALTORS®, Inc., North Carolina Regional MLS, LLC, Triangle Multiple Listing Service, Inc., for the period 4/21/2021 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.

Date: Subject: 5269 Parkton Rd Fayetteville, NC 28304 Bed: 3 Bath: 2.00 SQFT: 1300 Built: 2002 Garage: 1.75 Lot: PropType: Single Family

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Retail Market:	100%	Distressed Market:	0%
Quick Sale Price:	\$0	Calculated Price:	\$154,584



UNDER CONTRACT COMPS

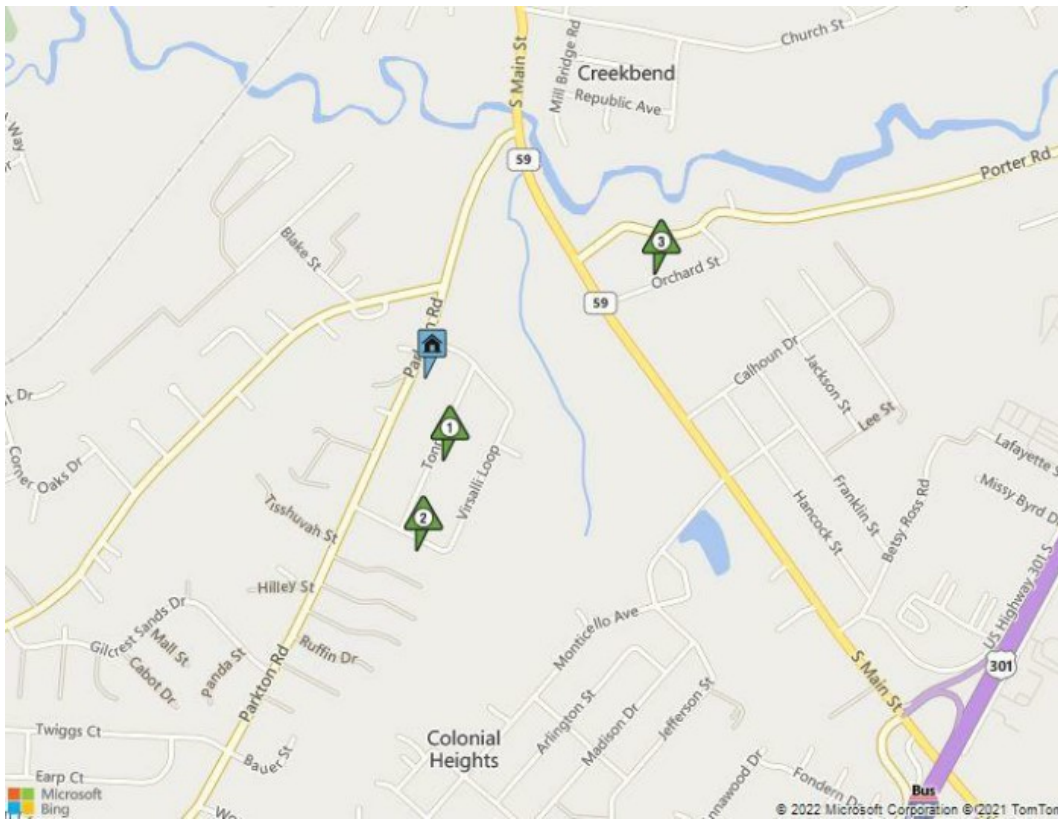
#	Street Address	City	Zip	Bed	Bath	Sq.Ft.	Units	Garage	Lot Size	Yr Built	Dist	List Date	List Price	ACT DOM	TOT DOM	LP/Sqft	Included
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Retail Market:	100%	Distressed Market:	0%
Quick Sale Price:	\$0	Calculated Price:	\$154,584



MAP



Subject Sold

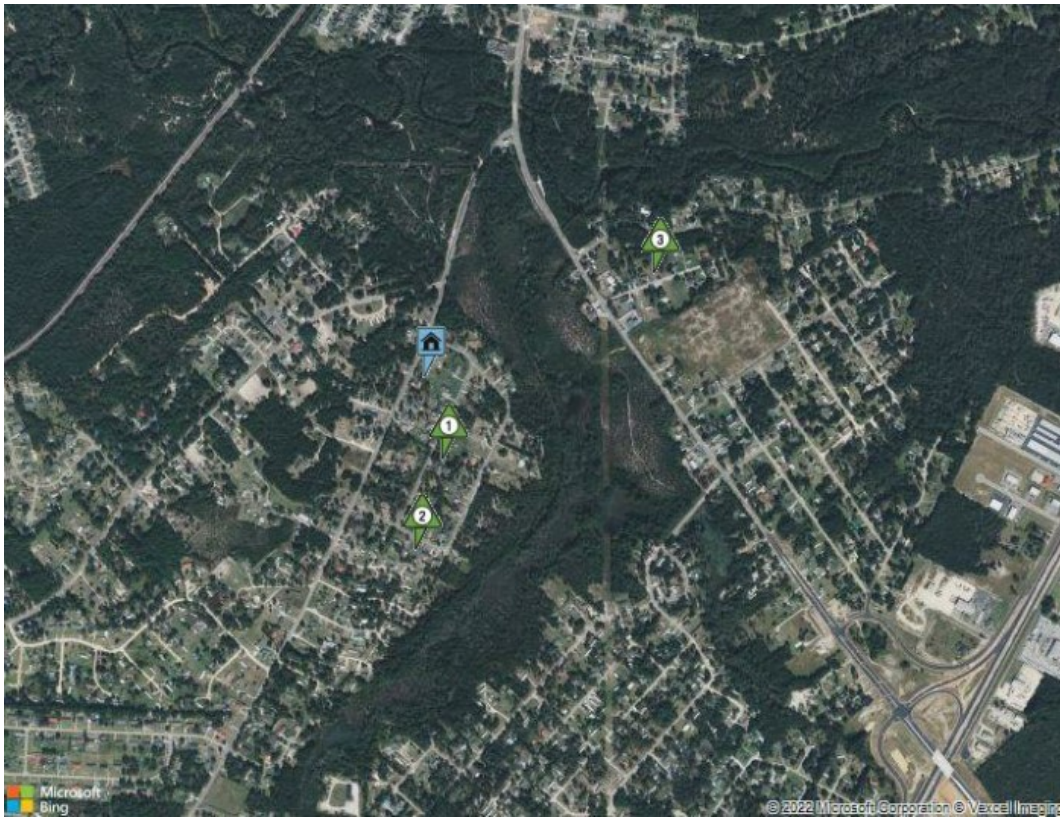
Date: Subject: 5269 Parkton Rd Fayetteville, NC 28304 Bed: 3 Bath: 2.00 SQFT: 1300 Built: 2002 Garage: 1.75 Lot: PropType: Single Family

Order ID: 48854923-3

Retail Market:	100%	Distressed Market:	0%
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AERIAL VIEW MAP



**Subject
Sold**



Order ID: 48854923-3

Retail Market:	100%	Distressed Market:	0%
Quick Sale Price:	\$0	Calculated Price:	\$154,584

MARKET ANALYSIS

	0 - 90 Days	91 - 180 Days	181 - 270 Days	271 - 365 Days
Total # of Sales (Solds)	10	9	16	10
Absorption Rate(Sales per Month)	3.33	3.00	5.33	3.33
Inventory (Listing and Pending)	7	7	7	7
Months Supply	2.10	2.33	1.31	2.10

	Active	Pending	0 - 90 Days	91 - 180 Days	181 - 270 Days	271 - 365 Days
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Average	\$154,666	\$224,475	\$191,250	\$198,877	\$196,468	\$183,581
Median DOM	27	5	4	5	7	5

Current Active Listings	3	MEDIAN SOLD PRICE AS % OF FINAL LIST PRICE			
Current Pending	4	Most Recent 0 - 90 Days	Most Recent 91 to 180 Days	Most Recent 181 to 270 Days	Most Recent 271 to 360 Days
		98.40%	101.11%	92.89%	99.73%
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
		98.40%	101.11%	92.89%	99.73%

FILTERED MARKET ANALYSIS

Filter by: Subject SQFT: 1300 Subject Year Built: 2002 Property Type: Single Family

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)	10	9	16	10
Absorption Rate(Sales per Month)	3.33	3.00	5.33	3.33
Inventory (Listing and Pending)	7	7	7	7
Months Supply	2.10	2.33	1.31	2.10

	Active	Pending	0 - 90 Days	91 - 180 Days	181 - 270 Days	271 - 365 Days
Low	\$109,000	\$195,000	\$120,000	\$130,000	\$125,000	\$50,000
High	\$200,000	\$265,000	\$330,000	\$282,000	\$290,000	\$300,000
Median	\$155,000	\$218,950	\$182,500	\$171,900	\$192,750	\$187,956
Average	\$154,666	\$224,475	\$191,250	\$198,877	\$196,468	\$183,581
Median DOM	27	5	4	5	7	5

Current Active Listings	3	MEDIAN SOLD PRICE AS % OF FINAL LIST PRICE			
Current Pending	4	Most Recent 0 - 90 Days	Most Recent 91 to 180 Days	Most Recent 181 to 270 Days	Most Recent 271 to 360 Days
		98.40%	101.11%	92.89%	99.73%
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
		98.40%	101.11%	92.89%	99.73%

DEPRESSED MARKET GRID

	# of Listings	% of Listings	# of Pending	% of Pending	# of Solds	% of Solds
Retail	3	100%	4	100%	45	100%
Short Sale	0	0%	0	0%	0	0%
REO	0	0%	0	0%	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	4	\$119,000	May - Jun-20	5	5	\$123,000	Apr - Jun-20	5	5	\$123,000
Jul-20	0	1	\$195,000	Jun - Jul-20	5	5	\$123,000	May - Jul-20	6	6	\$149,000
Aug-20	0	4	\$111,850	Jul - Aug-20	5	5	\$121,000	Jun - Aug-20	9	9	\$121,000
Sep-20	0	1	\$129,500	Aug - Sep-20	5	5	\$121,000	Jul - Sep-20	6	6	\$125,250
Oct-20	0	2	\$153,500	Sep - Oct-20	3	3	\$129,500	Aug - Oct-20	7	7	\$123,000
Nov-20	0	3	\$171,500	Oct - Nov-20	5	5	\$171,500	Sep - Nov-20	6	6	\$150,750
Dec-20	0	2	\$171,250	Nov - Dec-20	5	5	\$171,500	Oct - Dec-20	7	7	\$171,500
Jan-21	0	0		Dec - Jan-21	2	2	\$171,250	Nov - Jan-21	5	5	\$171,500
Feb-21	0	1	\$168,000	Jan - Feb-21	1	1	\$168,000	Dec - Feb-21	3	3	\$168,000
Mar-21	0	3	\$215,000	Feb - Mar-21	4	4	\$207,450	Jan - Mar-21	4	4	\$207,450
Apr-21	0	2	\$178,750	Mar - Apr-21	5	5	\$202,500	Feb - Apr-21	6	6	\$201,200
May-21	0	2	\$150,500	Apr - May-21	4	4	\$178,750	Mar - May-21	7	7	\$202,500
Jun-21	0	2	\$175,000	May - Jun-21	4	4	\$150,500	Apr - Jun-21	6	6	\$178,750
Jul-21	0	5	\$170,913	Jun - Jul-21	7	7	\$170,913	May - Jul-21	9	9	\$170,913
Aug-21	0	5	\$180,000	Jul - Aug-21	10	10	\$175,456	Jun - Aug-21	12	12	\$175,456
Sep-21	0	3	\$178,000	Aug - Sep-21	8	8	\$179,000	Jul - Sep-21	13	13	\$178,000
Oct-21	0	5	\$180,000	Sep - Oct-21	8	8	\$179,000	Aug - Oct-21	13	13	\$180,000
Nov-21	0	6	\$209,750	Oct - Nov-21	11	11	\$205,500	Sep - Nov-21	14	14	\$192,750
Dec-21	0	2	\$223,950	Nov - Dec-21	8	8	\$209,750	Oct - Dec-21	13	13	\$205,500
Jan-22	0	4	\$217,750	Dec - Jan-22	6	6	\$217,750	Nov - Jan-22	12	12	\$209,750
Feb-22	0	3	\$185,000	Jan - Feb-22	7	7	\$200,500	Dec - Feb-22	9	9	\$200,500
Mar-22	0	2	\$189,250	Feb - Mar-22	5	5	\$185,000	Jan - Mar-22	9	9	\$200,500
Apr-22	0	5	\$136,000	Mar - Apr-22	7	7	\$170,500	Feb - Apr-22	10	10	\$175,250
May-22	8	2	\$278,500	Apr - May-22	7	7	\$180,000	Mar - May-22	9	9	\$180,000

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.