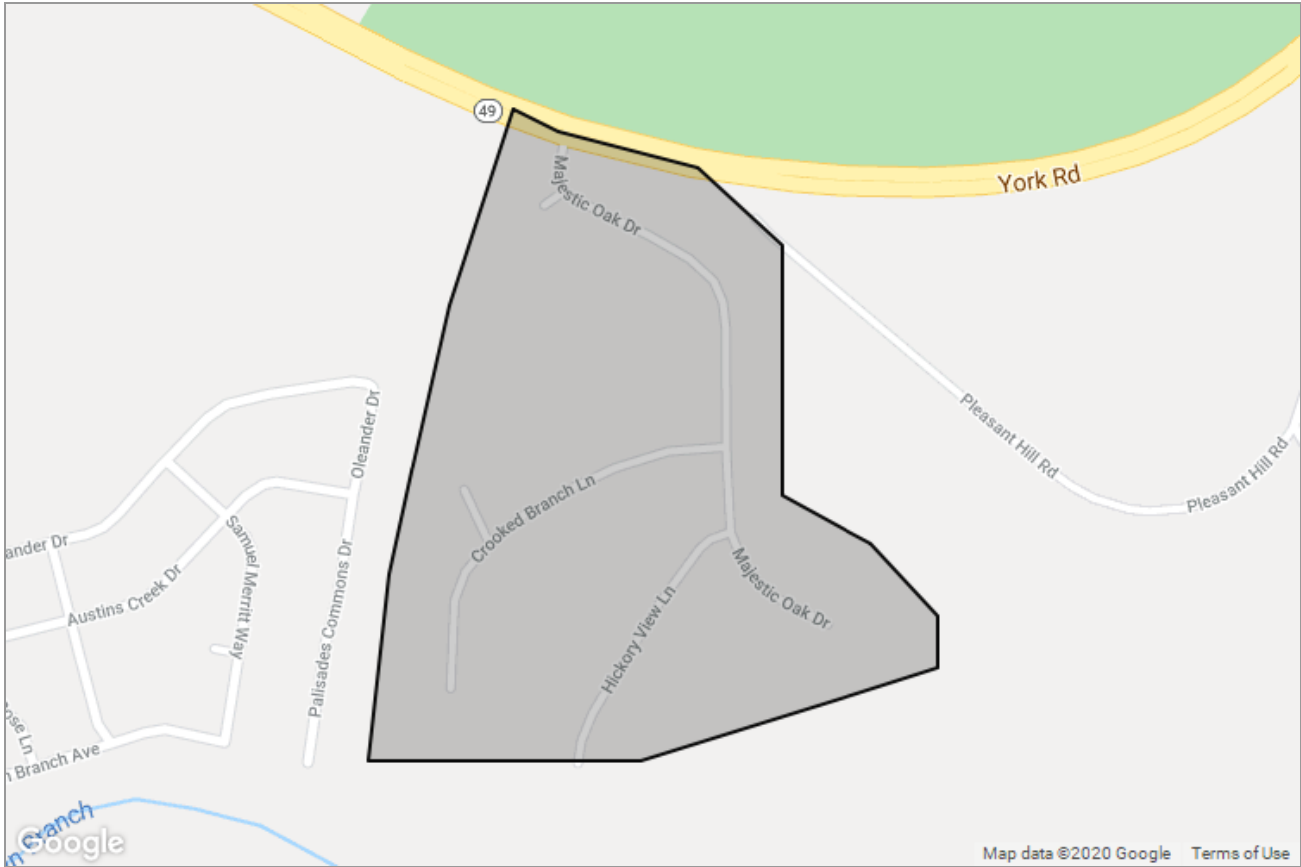


MARKET ACTIVITY REPORT

Royal Oaks in Mecklenburg County, NC



Office: (855) 760-4663 | Mobile: (704) 980-2823 | Fax: (803) 324-5787

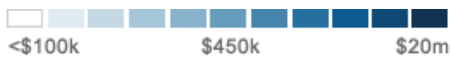
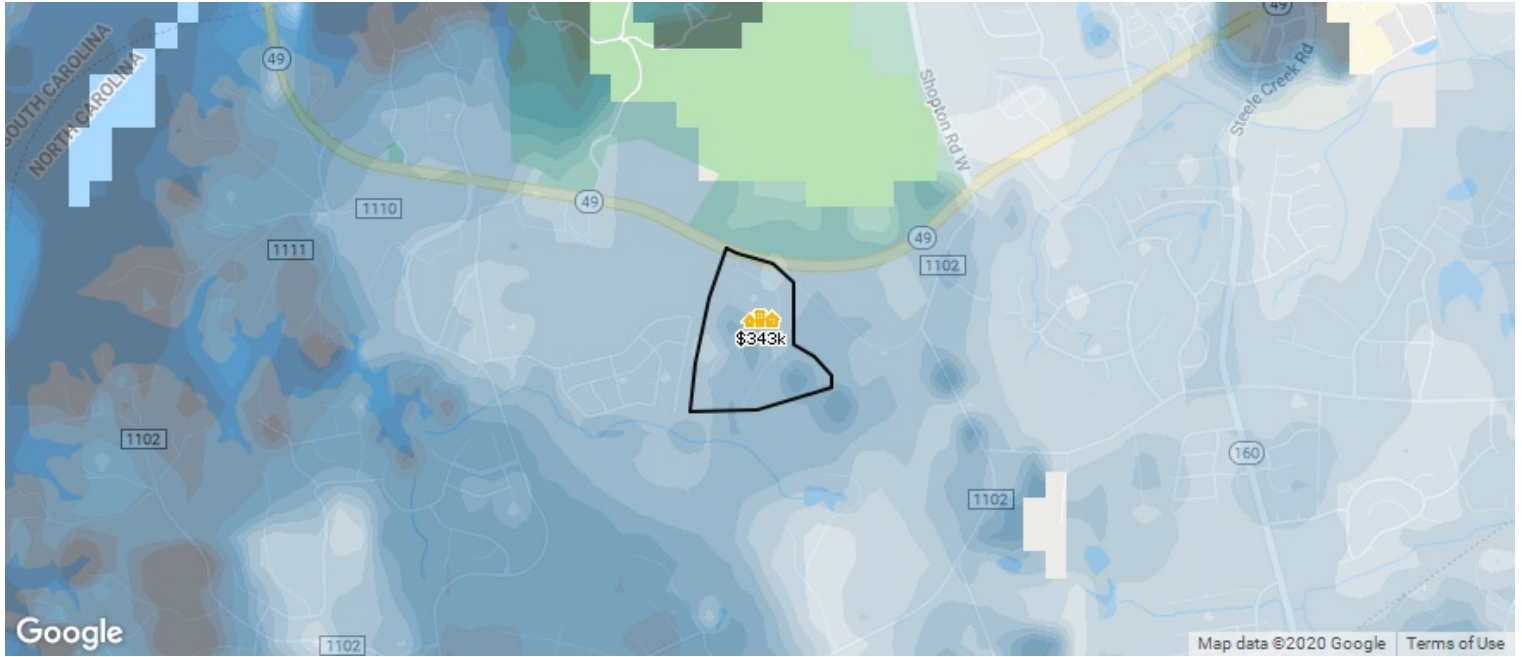
Main: John.stadick@TheS2Team.com

Agent: <http://www.TheS2Team.com> | Office: www.coldwellbankerhomes.com

Coldwell Banker Realty
1376 Broadcloth St
Ste. 104
Fort Mill, South Carolina

Royal Oaks in Mecklenburg County, NC

Market Snapshot: Estimated Home Values



Median Est. Home Value

\$343K

Updated: 4/30/2020

Change Over Last Month

↑ **0.61%**

Change Over Last Quarter

↑ **0.61%**

Change Over Last 12 Months

↓ **0.02%**

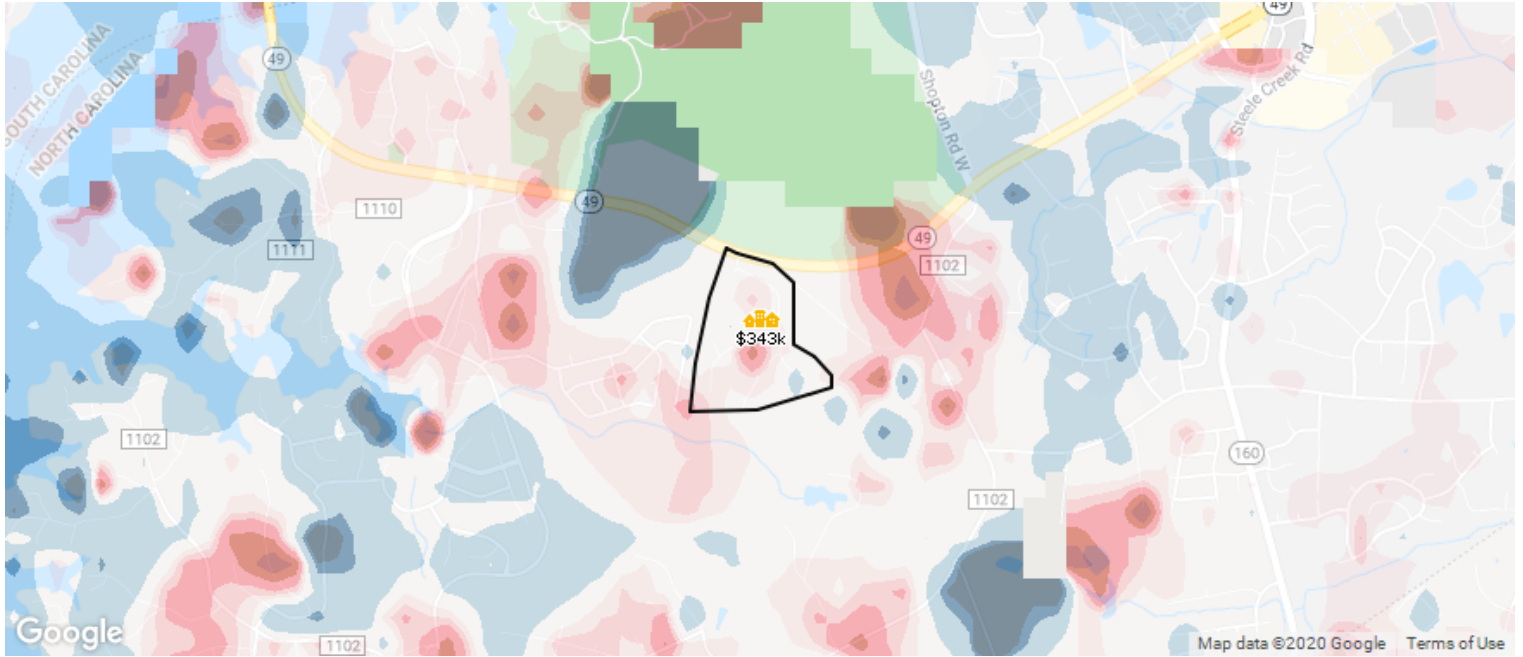
Change Over Last 24 Months

↑ **7.64%**

About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Royal Oaks in Mecklenburg County, NC

Market Snapshot: 12-Month Change in Estimated Value



-15% 2.5% +20%

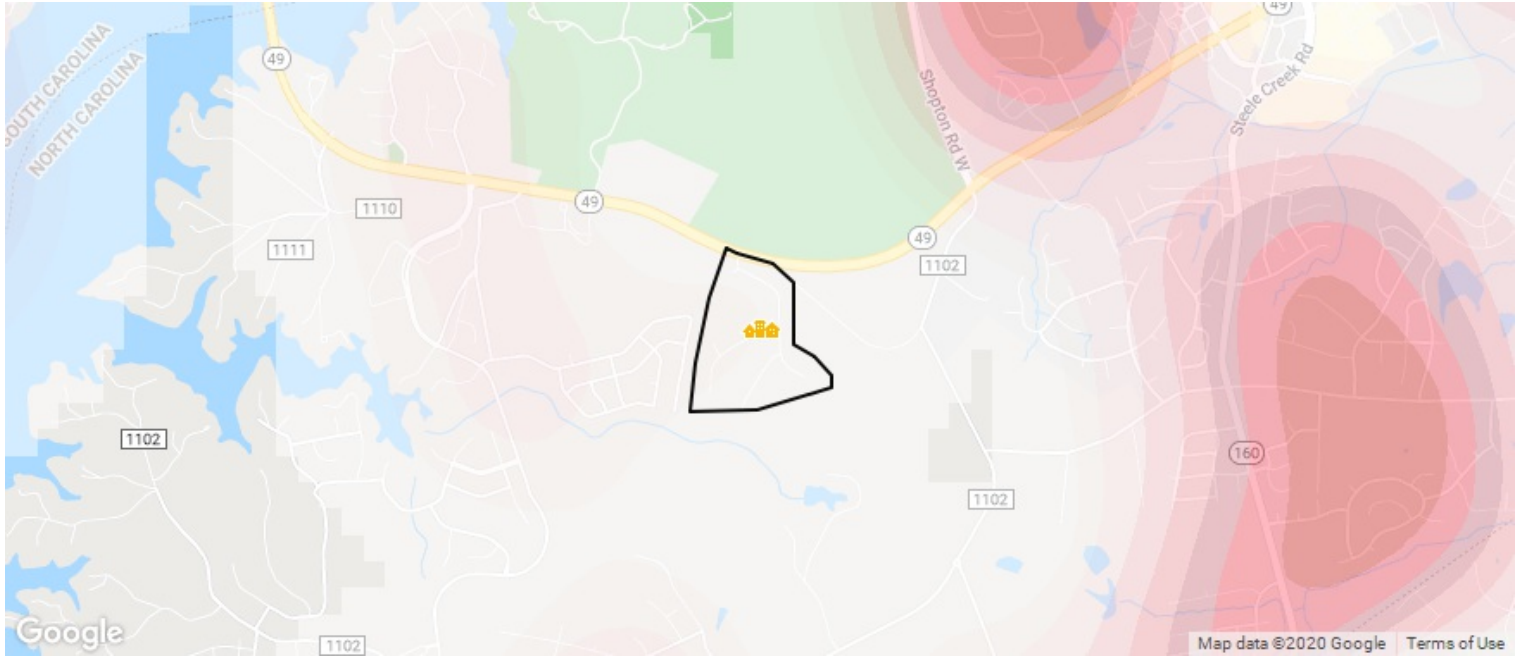
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p>\$343K</p> <p>Updated: 4/30/2020</p>	<p>Change Over Last 12 Months</p> <p>↓ 0.02%</p>	<p>Change Over Last 24 Months</p> <p>↑ 7.64%</p>	<p>Change Over Last 36 Months</p> <p>↓ 4.84%</p>
--	---	---	---

About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Royal Oaks in Mecklenburg County, NC

Market Snapshot: Concentration of Distressed Properties



This map layer shows the concentration of distressed properties, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

Total # of Distressed Properties

0

Updated: 5/13/2020

of Pre-Foreclosures

0

of Foreclosures

0

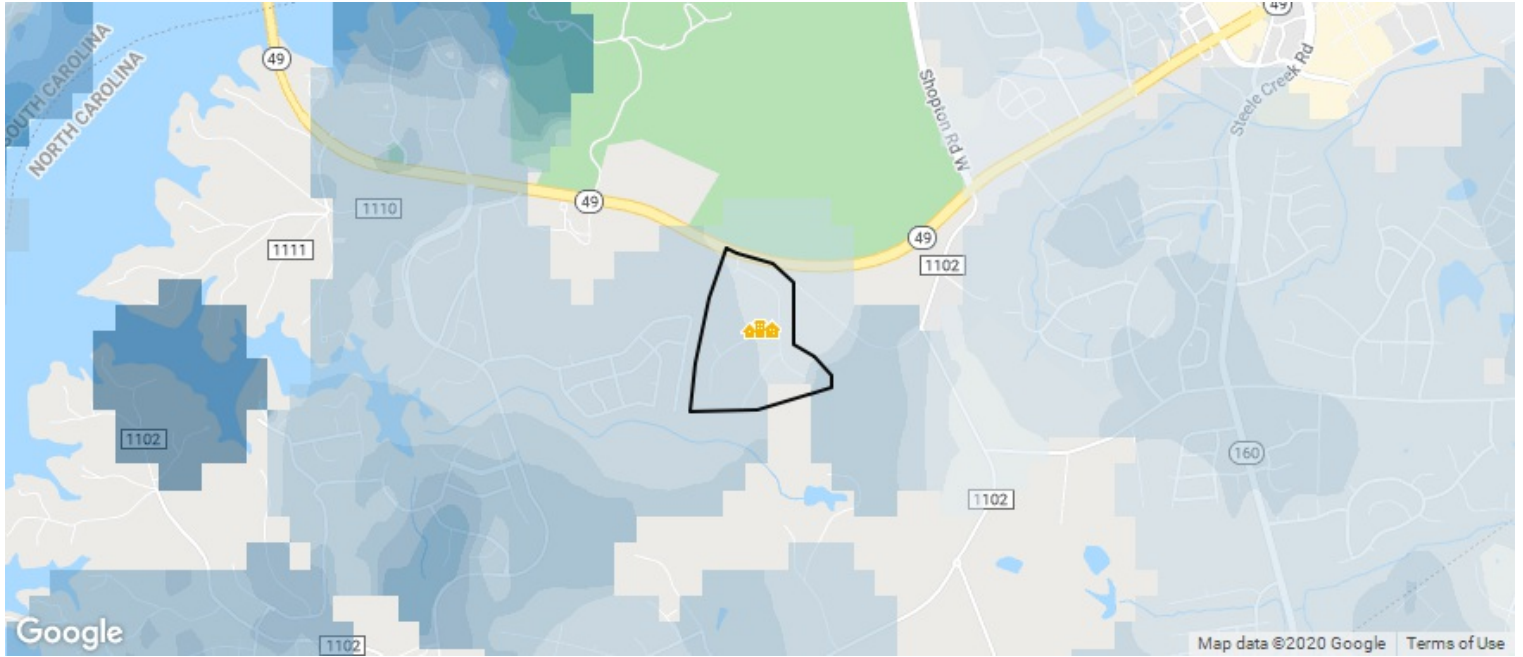
of Short Sales

0

About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 5/13/2020.

Royal Oaks in Mecklenburg County, NC

Market Snapshot: Sales Price

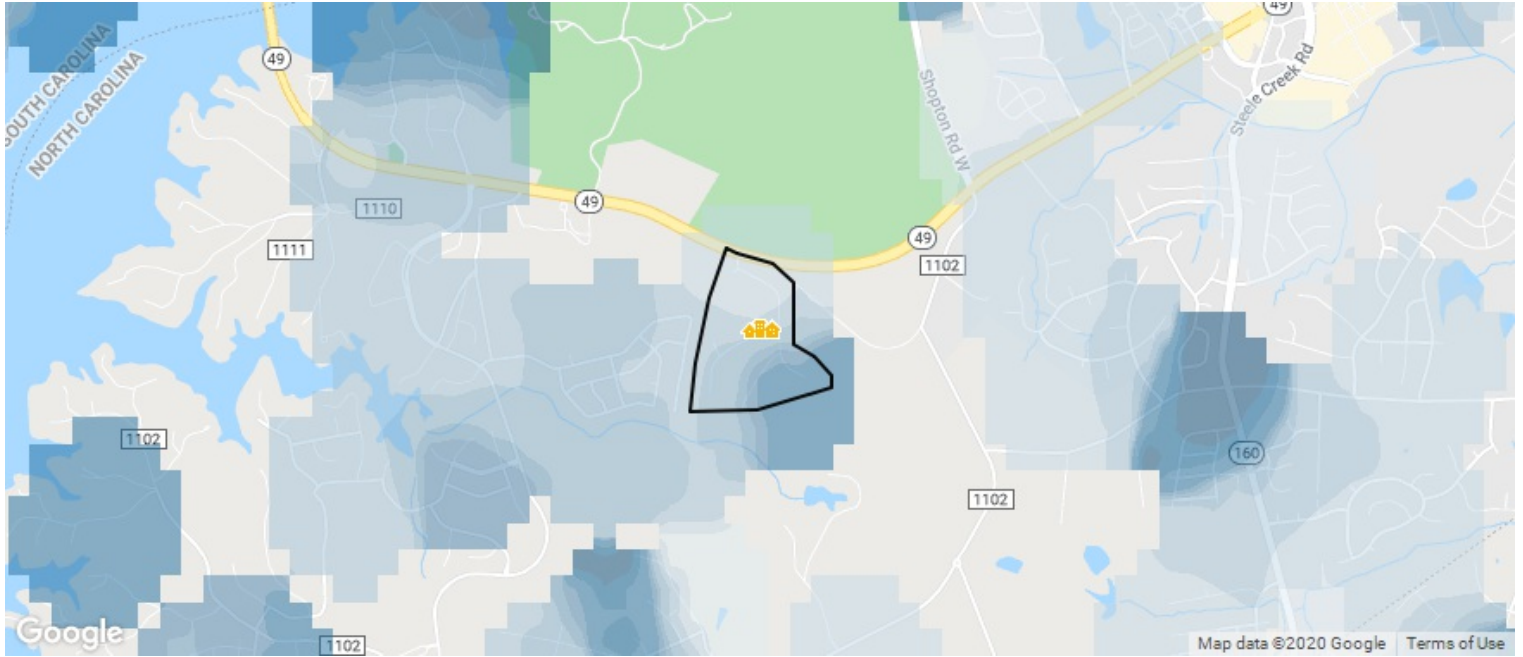


This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Royal Oaks in Mecklenburg County, NC

Market Snapshot: List Price



<\$100k \$500k >\$5m

This map layer shows the average listing price for properties in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

Market Activity Summary Stats



Search Criteria | **Location:** Royal Oaks in Mecklenburg County, NC; **Date:** Changes in the Last 3 Months; **Change Types:** New Listings, Pending, New Distressed, Recently Sold; **Property Types:** Single Family Residence, Lot/Land, Coop; **Beds:** 3 – No Max; **Baths:** 2 – No Max; **Maximum Properties per Status:** 10; **Sort Order:** Recently updated


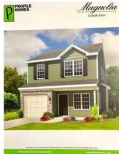
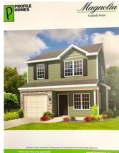

New Listings

Number of Properties	3
Low Price / Value	\$261,075
Median Price / Value	\$272,205
High Price / Value	\$284,985
Average Price / Sq. Ft.	\$122
Median Price / Sq. Ft.	\$127
Average Days in RPR	26
Median Days in RPR	33
Total Volume	\$818,265

Royal Oaks in Mecklenburg County, NC



New Listings: 3

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
 <p>FOR SALE • New, Active: 4/30/2020 MLS ID: 3616829</p> <p>14402 Targert Ln, #1605</p> <p>Two Story W/Basment</p> <p>4/4 2,698 sq ft</p> <p>2020 4/30/2020 \$284,985 \$106</p> <p>Wights Crossing has everything you could want in a community. New homes conveniently located to major shopping, restaurants and interstates nestled away in the highly sought after Steele Creek area. Homes offer multiple upgrades such as SS appliances, granite kitchen counters, upgraded carpet pad and more. With exterior maintenance and lawn care taken care of, don't miss out these homes are going fast! ***Photos shown are a representation and were taken at the model home. Options and pricing vary.</p> <p><i>Listing Courtesy of Clarity Realty</i></p>								
 <p>FOR SALE • Active: 4/10/2020 MLS ID: 3611765</p> <p>14424 Targert Ln, #1703</p> <p>Two Story W/Basment</p> <p>3/3 2,051 sq ft</p> <p>2020 4/10/2020 \$261,075 \$127</p> <p>Wights Crossing has everything you could want in a community. New homes conveniently located to major shopping, restaurants and interstates nestled away in the highly sought after Steele Creek area. Homes offer multiple upgrades such as SS appliances, granite kitchen counters, upgraded carpet pad and more. With exterior maintenance and lawn care taken care of, don't miss out these homes are going fast! ***Photos shown are a representation and were taken at the model home. Options and pricing vary.</p> <p><i>Listing Courtesy of Clarity Realty</i></p>								
 <p>FOR SALE • Active: 4/10/2020 MLS ID: 3611771</p> <p>14432 Targert Ln, #1701</p> <p>Two Story W/Basment</p> <p>3/4 2,051 sq ft</p> <p>2020 4/10/2020 \$272,205 \$133</p> <p>Wights Crossing has everything you could want in a community. New homes conveniently located to major shopping, restaurants and interstates nestled away in the highly sought after Steele Creek area. Homes offer multiple upgrades such as SS appliances, granite kitchen counters, upgraded carpet pad and more. With exterior maintenance and lawn care taken care of, don't miss out these homes are going fast! ***Photos shown are a representation and were taken at the model home. Options and pricing vary.</p> <p><i>Listing Courtesy of Clarity Realty</i></p>								

Guaranteed Rate Affinity



Contact:
Allen John, VP of Mortgage Lending
Allen.John@grarate.com
Office: (704) 916-4187
Mobile: (704) 650-6019
Fax: (727) 509-8610

NMLS# 130820
2166 Mana Court
Rock Hill, SC 29730

grarate.com/AllenJohn

NOTE: This communication is provided to you for informational purposes only and should not be relied upon by you. The real estate firm identified on this report is not a mortgage lender and so you should contact the mortgage company identified above directly to learn more about its mortgage products and your eligibility for such products.

Guaranteed Rate Affinity



Contact:
Craig Snyder, VP of Mortgage Lending
Craig.Snyder@grarate.com
Office: (704) 916-4185
Mobile: (704) 280-6868
Fax: (727) 509-8667

NMLS# 60990
2166 Mana Court
Rock Hill, SC 29730

grarate.com/CraigSnyder

Guaranteed Rate Affinity



Contact:
Gary Klutts, VP of Mortgage Lending
Gary.Klutts@grarate.com
Office: (704) 916-4186
Mobile: (704) 618-9020
Fax: (727) 509-8634

NMLS# 106401
2166 Mana Court
Rock Hill, SC 29730

grarate.com/GaryKlutts