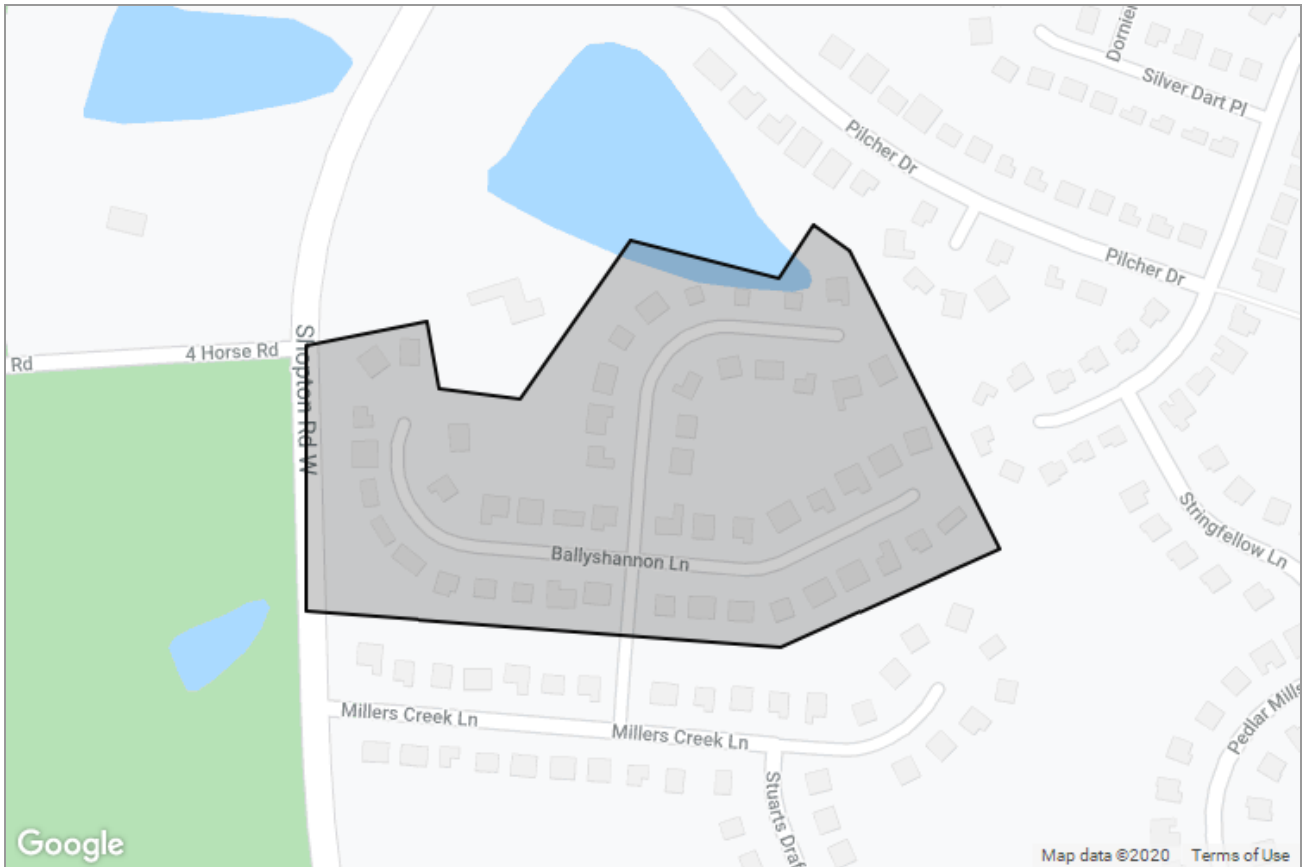


MARKET ACTIVITY REPORT

River Oaks in Charlotte, NC



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

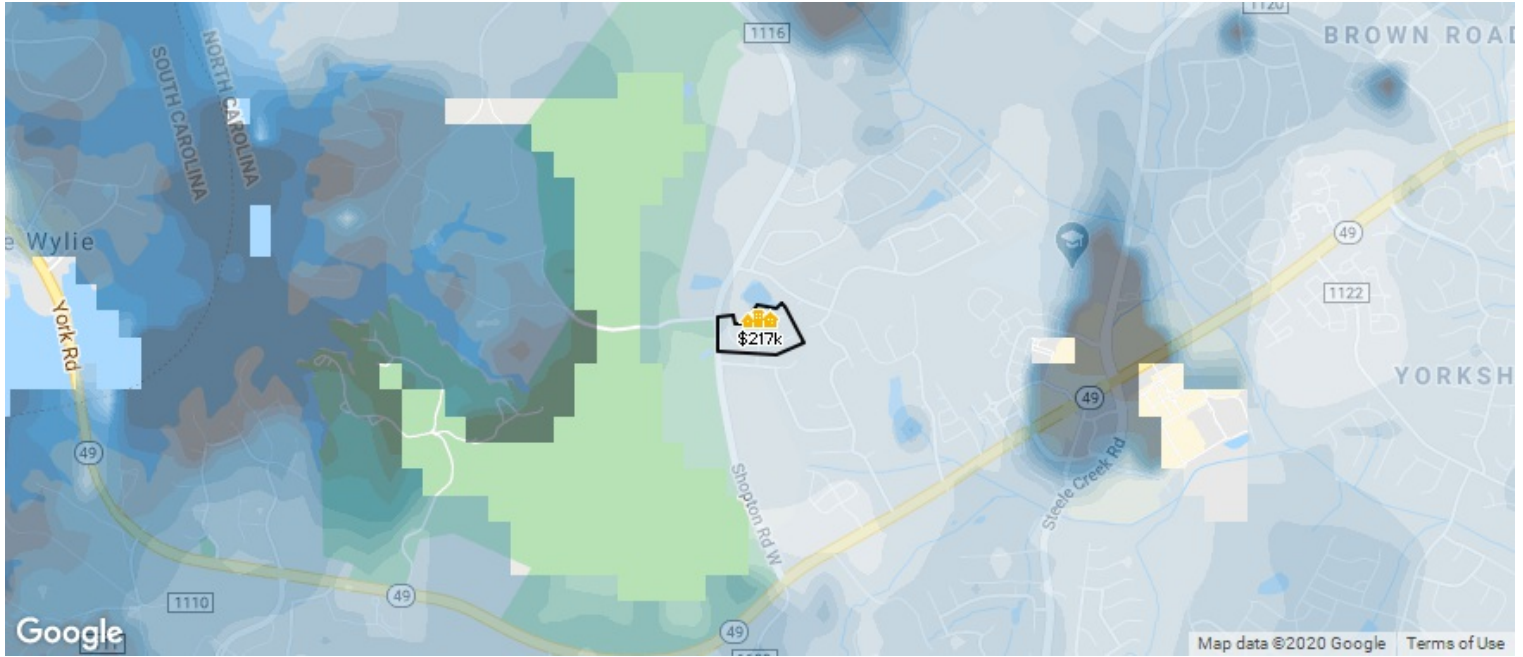
Main: John.stadick@TheS2Team.com

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

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

River Oaks in Charlotte, NC

Market Snapshot: Estimated Home Values



<math>< \\$100k</math>
 $\\$45k$
 $\\$20m$

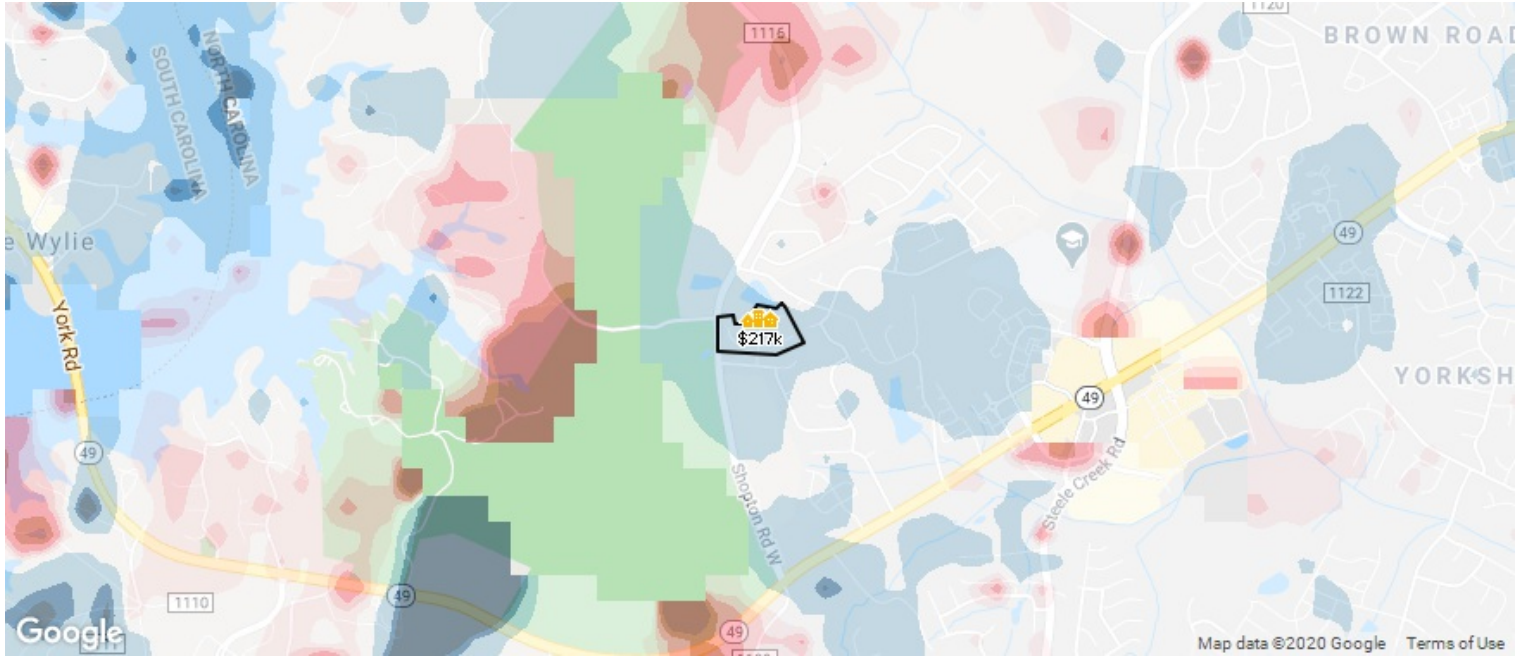
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p>\$217K</p> <p>Updated: 4/30/2020</p>	<p>Change Over Last Month</p> <p>↑ 0.74%</p>	<p>Change Over Last Quarter</p> <p>↑ 0.74%</p>	<p>Change Over Last 12 Months</p> <p>↑ 9.91%</p>	<p>Change Over Last 24 Months</p> <p>↑ 16.59%</p>
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*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.*

River Oaks in Charlotte, NC

Market Snapshot: 12-Month Change in Estimated Value



-15% 2.5% +20%

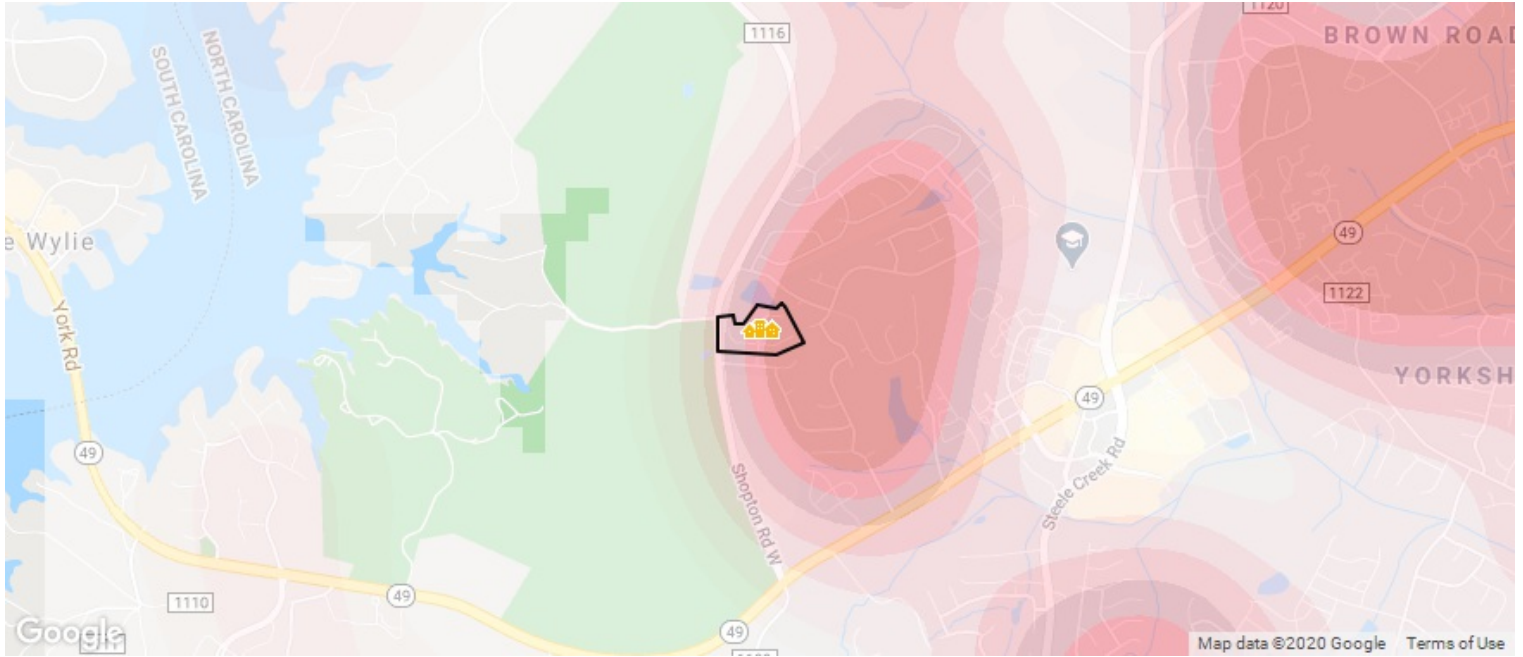
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p>\$217K</p> <p>Updated: 4/30/2020</p>	<p>Change Over Last 12 Months</p> <p>↑ 9.91%</p>	<p>Change Over Last 24 Months</p> <p>↑ 16.59%</p>	<p>Change Over Last 36 Months</p> <p>↑ 17.19%</p>
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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.

River Oaks in Charlotte, NC

Market Snapshot: Concentration of Distressed Properties



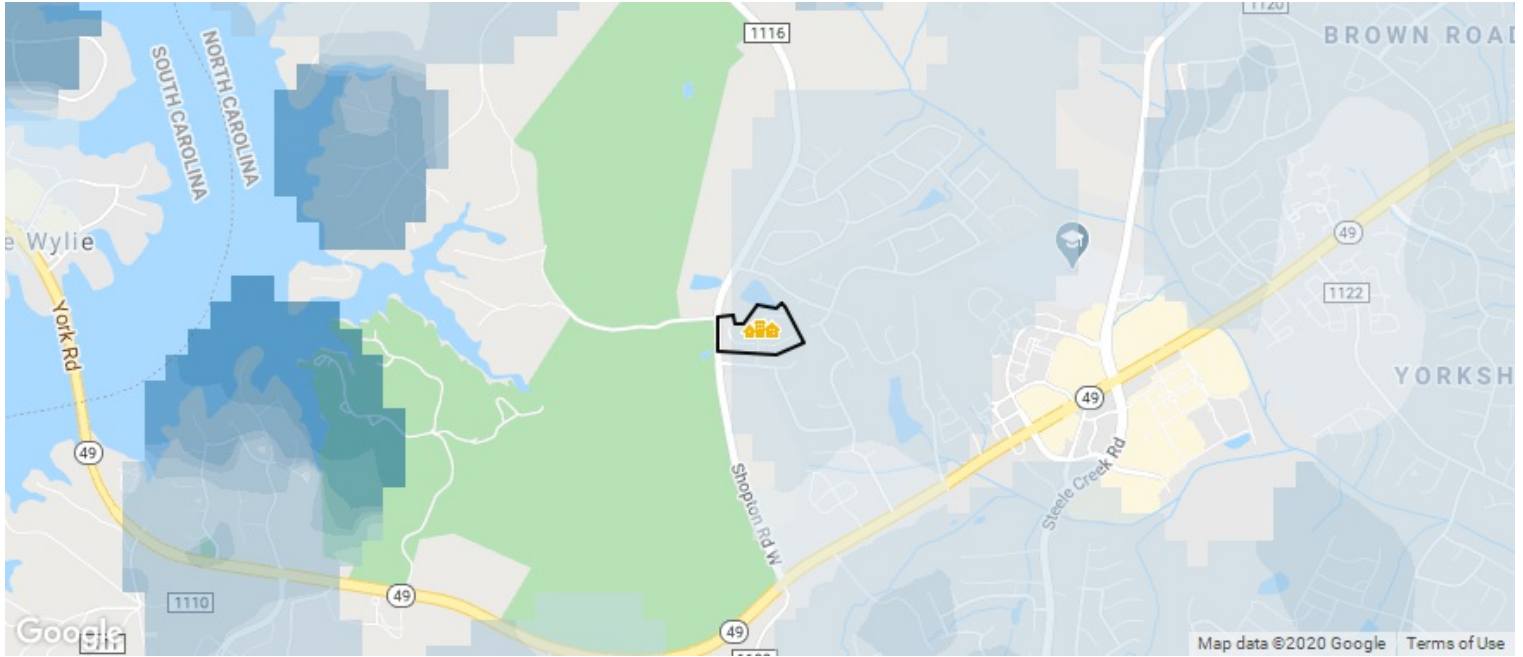
This map layer shows the concentration of distressed properties, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p>Total # of Distressed Properties</p> <p>0</p> <p>Updated: 5/13/2020</p>	<p># of Pre-Foreclosures</p> <p>0</p>	<p># of Foreclosures</p> <p>0</p>	<p># of Short Sales</p> <p>0</p>
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About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 5/13/2020.

River Oaks in Charlotte, NC

Market Snapshot: Sales Price



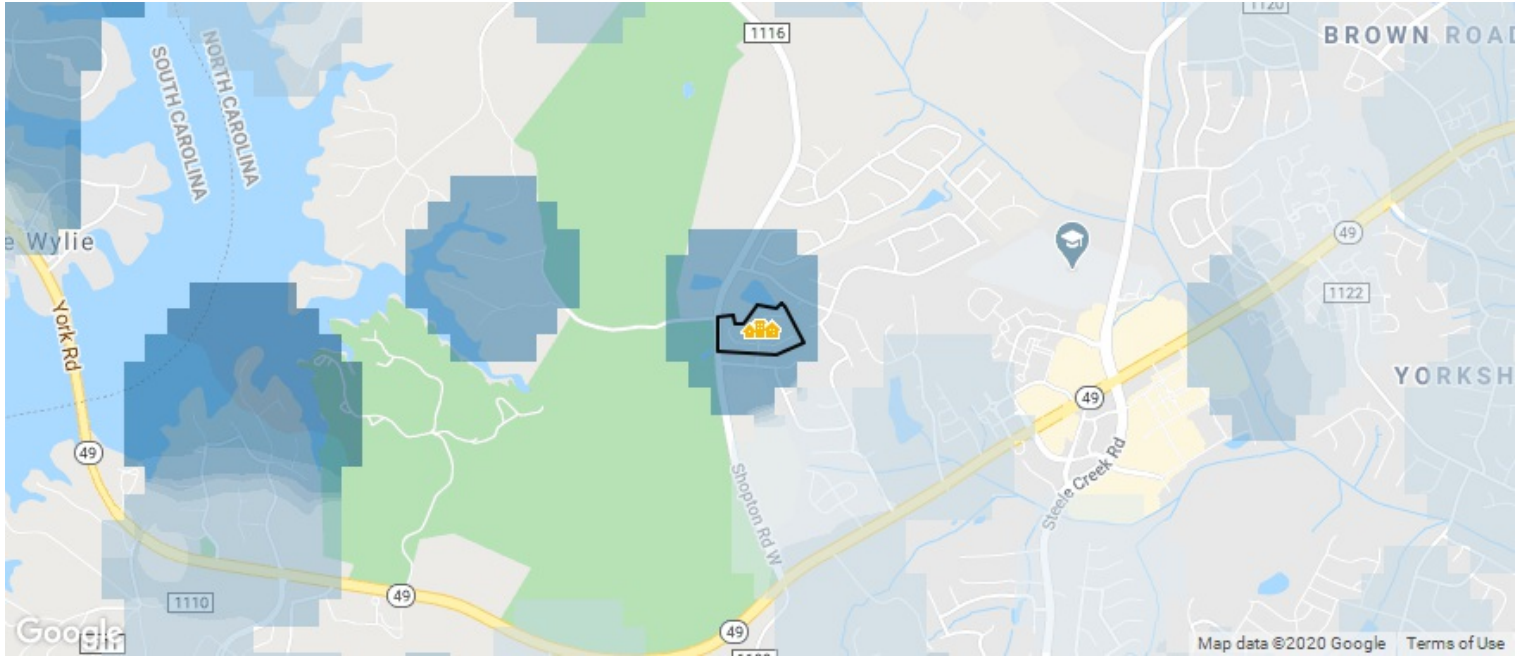
<\$100k \$500k >\$5m

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.

River Oaks in Charlotte, 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

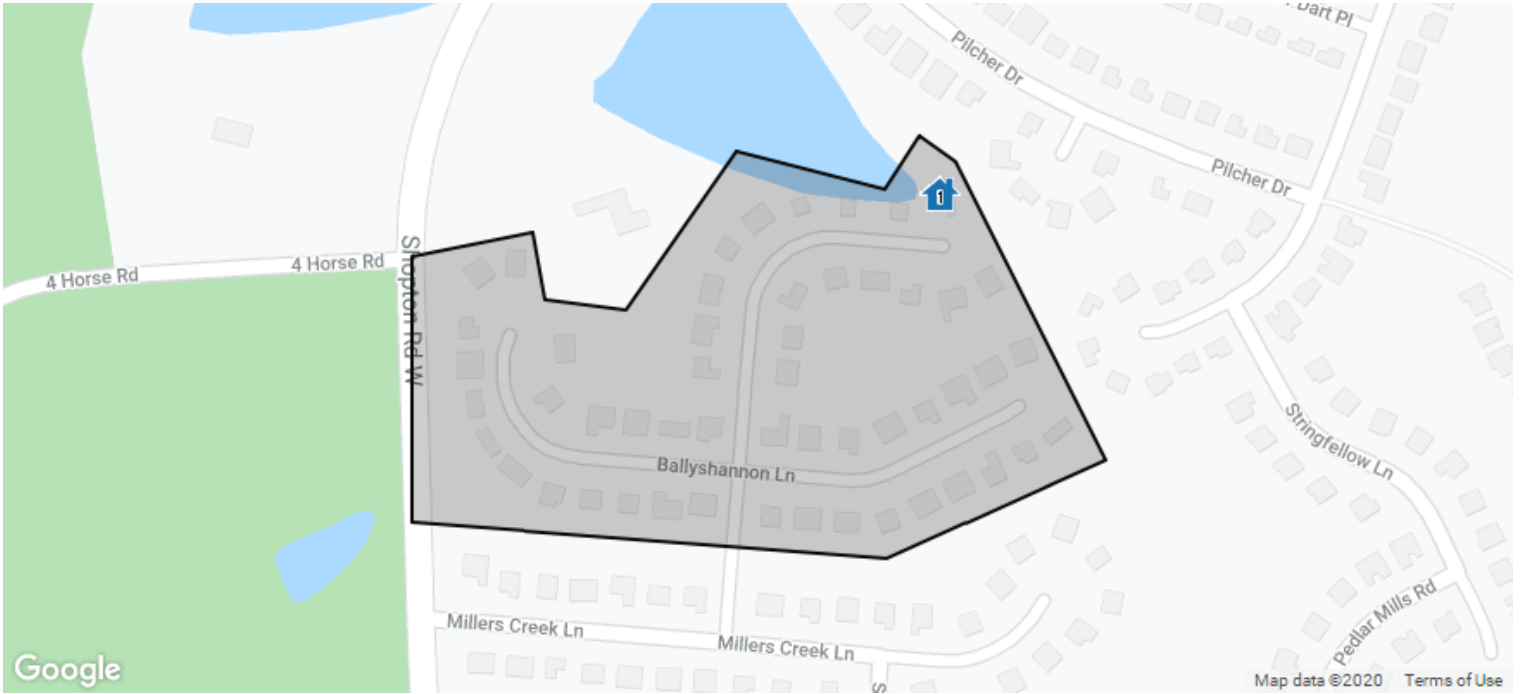


Search Criteria | **Location:** River Oaks in Charlotte, NC; **Date:** Changes in the Last 3 Months; **Change Types:** New Listings, Pending, New Distressed, Recently Sold; **Property Types:** Single Family Residence, Lot/Land, Coop; **Beds:** 3 – No Max; **Baths:** 2 – No Max; **Maximum Properties per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


New Listings


Number of Properties	1
Low Price / Value	\$250,000
Median Price / Value	\$250,000
High Price / Value	\$250,000
Average Price / Sq. Ft.	\$140
Median Price / Sq. Ft.	\$140
Average Days in RPR	20
Median Days in RPR	20
Total Volume	\$250,000

River Oaks in Charlotte, NC



New Listings: 1



FOR SALE	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
 FOR SALE	2 Story	3/3	1,788 sq ft	13,939	2001	4/23/2020	\$250,000	\$140

New, Active: 4/23/2020 MLS ID: 3614589

This inviting home is nestled on a private lot that backs up to a pond, on a cul-de-sac, with a two-car garage, close to tons of shopping and dining! You will love the open floor plan that features a two-story foyer and a first-story master suite! The living room boasts wood flooring, vaulted ceilings, a fireplace with mantle, and opens nicely to the kitchen and breakfast nook. The kitchen offers a breakfast bar, an abundance of cabinet space, and access to the back patio to make grilling out convenient. Also downstairs is a half bath and the master bedroom with a full master bathroom and walk-in closet! The upstairs loft is an excellent space for another sitting area, media room, or play area for the kids. The other two bedrooms upstairs are spacious with large closets and share a full hall bath. The large tree-filled backyard will be the perfect space for the kids and Fido to play on the weekends! This home won't last long, come see it today!

Listing Courtesy of Jeff Cook Real Estate

Guaranteed Rate Affinity

guaranteed **Rate**TM
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

guaranteed **Rate**TM
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

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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