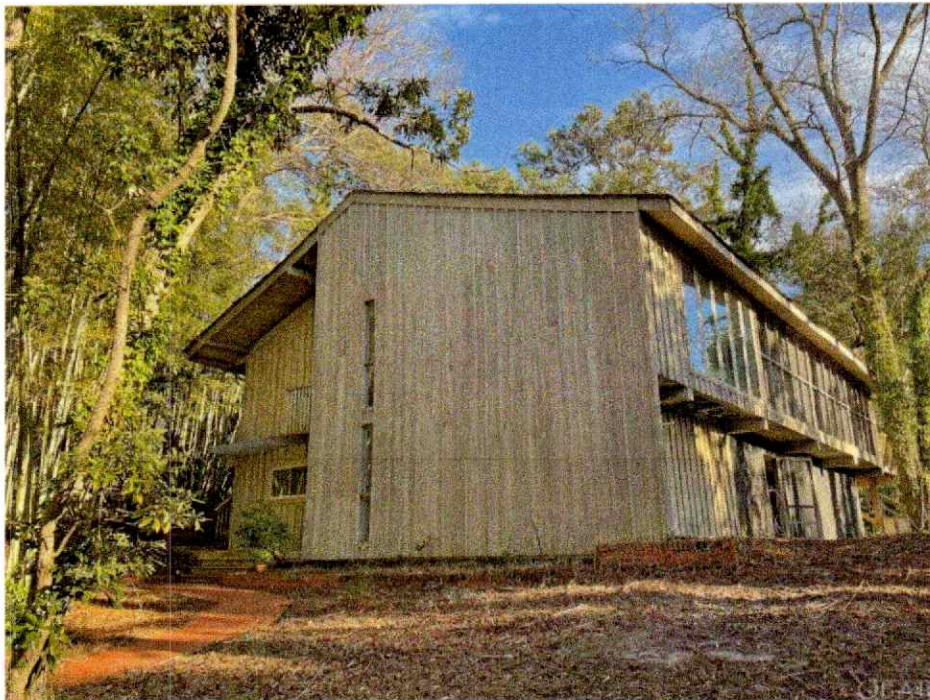


Comparative Market Analysis

75 E Dogwood Trl, Kitty Hawk, NC 27949







June 25th, 2024 9:04 AM



Prepared By
Connie Mason



Summary of Comparable Properties

Subject Property	#1 - Comparable	#2 - Comparable	#3 - Comparable	#4 - Comparable	#5 - Comparable
					
75 E Dogwood Trl, Kitty Hawk, NC 27949,	E, , Lot 33, Southern Shores, NC 27949	240 N Dogwood Trail, , Lot 23 & 24, Southern Shores, NC 27949	N/A	N/A	S, , Lot # 7, Southern Shores, NC 27949
List/Sold Price	\$560,000	\$950,000	\$779,000	\$999,500	\$685,000
Status	Sold	Sold	Pending	Pending	Pending
List/Sold Date	5/28/2024	9/27/2023	6/10/2024	5/24/2024	5/24/2024
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Bedrooms	4	3	4	3	3
Bathrooms Full	2	2	3	2	2
Bathrooms Half	0	0	1	1	1
Approx. SQFT	3,543	1,696	4,612	2,278	2,633
\$ / SQFT	\$226 / sqft	\$324 / sqft	\$236 / sqft	\$342 / sqft	\$380 / sqft
Garage Capacity	0	1	3	2	1
Lot Size (ac)	1.07	0.51	1.19	0.41	0.40
Year Built	1970	1983	1988	1997	2005









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Summary of Comparable Properties

Subject Property	#6 - Comparable	#7 - Comparable	#8 - Comparable	#9 - Comparable	#10 - Comparable
					
75 E Dogwood Trl, Kitty Hawk, NC 27949,	N/A	73 E Dogwood Trail, , Lot #2, Southern Shores, NC 27949	6065 Martins Point Road, , Lot #8, Kitty Hawk, NC 27949	38 Fairway Drive, , Lot 15, Kitty Hawk, NC 27949	26 Fairway Drive, , Lot 9, Southern Shores, NC 27949
List/Sold Price	\$1,037,815	\$525,000	\$1,075,000	\$792,500	\$721,000
Status	Sold	Sold	Sold	Sold	Sold
List/Sold Date	6/3/2024	9/5/2023	8/18/2023	7/27/2023	10/27/2023
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Bedrooms	4	3	3	3	4
Bathrooms Full	2	2	3	2	2
Bathrooms Half	0	1	1	1	1
Approx. SQFT	3,543	1,824	3,100	2,325	2,405
\$ / SQFT	\$226 / sqft	\$302 / sqft	\$347 / sqft	\$338 / sqft	\$324 / sqft
Garage Capacity	0	N/A	0	2	2
Lot Size (ac)	1.07	0.41	0.60	0.46	
Year Built	1970	1994	1974	1994	1993



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CMA Summary Report

Suggested Price

\$802,055

\$762K - \$842K Price Range

		HIGH	LOW	AVERAGE	MEDIAN
List Price		\$1,150,000	\$549,000	\$843,850	\$782,000
Sold Price		\$1,075,000	\$525,000	\$808,759	\$792,500
Adjusted Price		\$0	\$0	\$0	\$0

Status	Address	Lot Size (ac)	Approx. SQFT	DOM	Listing Price	LP / SQFT	Sold Price	SP / SQFT
Sold	E, #Lot 33, Southern Shores, NC 27949	0.51	1,696	3	\$549,000	\$323	\$560,000	\$330
Sold	240 N Dogwood Trail, #Lot 23 & 24, Southern Shores, NC 27949	1.19	4,612	92	\$1,087,000	\$235	\$950,000	\$205
Sold	null #Lot 5,6, Kitty Hawk, NC 27949	0.41	1,729	7	\$1,150,000	\$665	\$1,037,815	\$600
Sold	73 E Dogwood Trail, #Lot #2, Southern Shores, NC 27949		1,824	40	\$550,000	\$301	\$525,000	\$287
Sold	6065 Martins Point Road, #Lot #8, Kitty Hawk, NC 27949	0.60	3,100	29	\$1,075,000	\$346	\$1,075,000	\$346
Sold	38 Fairway Drive, #Lot 15, Kitty Hawk, NC 27949	0.46	2,325	9	\$785,000	\$337	\$792,500	\$340
Sold	26 Fairway Drive, #Lot 9, Southern Shores, NC 27949		2,405	394	\$779,000	\$323	\$721,000	\$299

Status	Address	Lot Size (ac)	Approx. SQFT	DOM	Listing Price	LP / SQFT
Pending	null #Lot # 28, Southern Shores, NC 27949	0.41	2,278	6	\$779,000	\$341
Pending	null #Lot# 7, Southern Shores, NC 27949	0.40	2,633	29	\$999,500	\$379
Pending	S, #Lot # 7, Southern Shores, NC 27949		2,719	6	\$685,000	\$251



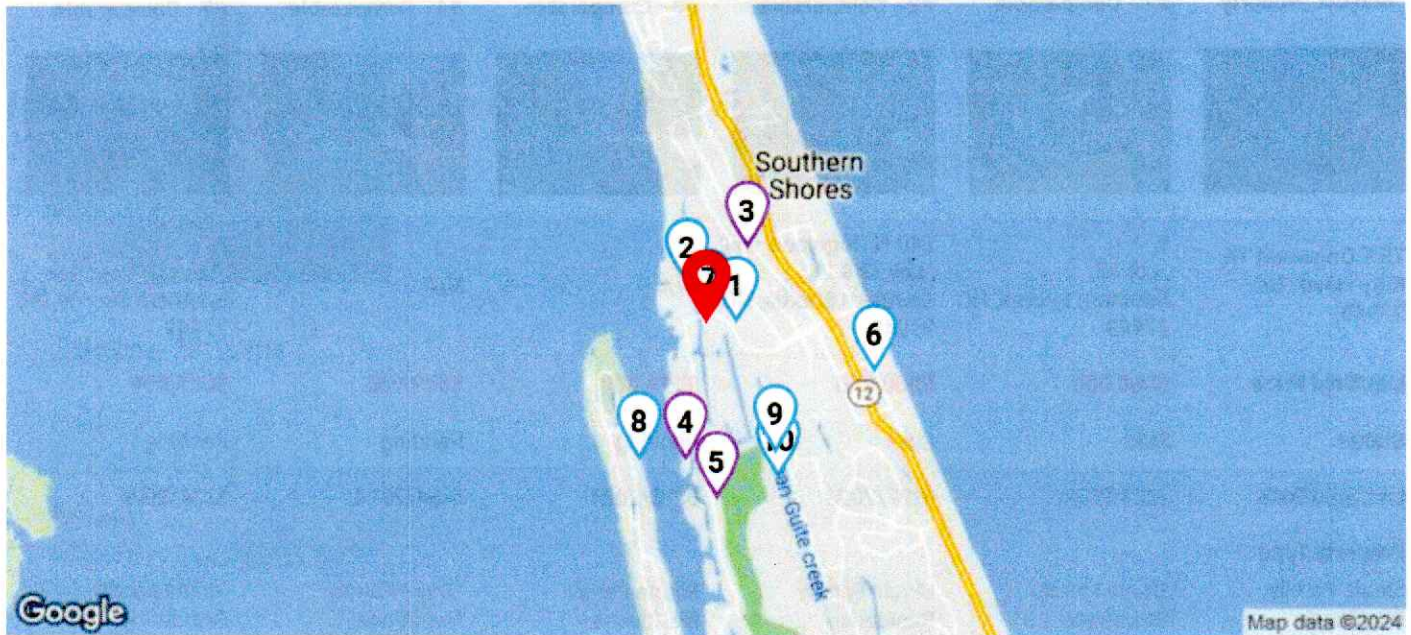
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Map of Comparable Properties




Subject Property

7

Sold

3

Pending

	Address	Status	Bed	Bath	Approx. SQFT	Price
	75 E Dogwood Trl		4	2	3,543	\$802,055
1	E, Lot 33	Sold	3	2	1,696	\$560,000
2	240 N Dogwood Trail, Lot 23 & 24	Sold	4	4	4,612	\$950,000
3	, Lot # 28	Pending	4	3	2,278	\$779,000
4	, Lot # 7	Pending	3	3	2,633	\$999,500
5	S, Lot # 7	Pending	3	3	2,719	\$685,000
6	, Lot 5, 6	Sold	4	3	1,729	\$1,037,815
7	73 E Dogwood Trail, Lot #2	Sold	3	3	1,824	\$525,000
8	6065 Martins Point Road, Lot #8	Sold	3	4	3,100	\$1,075,000
9	38 Fairway Drive, Lot 15	Sold	3	3	2,325	\$792,500
10	26 Fairway Drive, Lot 9	Sold	4	3	2,405	\$721,000



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