

CMA Generated by Chat GPT

Based on publicly available information, I can prepare a preliminary desktop CMA. It is not an appraisal or a formal BPO, and it should be confirmed with Doorify MLS data, public records, an inspection of the property, and a North Carolina broker's judgment.

Preliminary Desktop CMA

Subject: 123 Silo Drive, Chapel Hill, NC 27518

Effective date: September 1, 2026

Subject property

Public sources describe the subject as follows:

Characteristic	Publicly reported information
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Property type	Single-family residence
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Neighborhood	Barnyard Village
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Year built	1995
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Heated living area Approximately 3,084 sq. ft.

Bedrooms	4
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Bathrooms	2.5
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Lot	Approximately 0.30 acre
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Current status	Off market
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Sources: [Zillow property record](#) and Realtor.com property record.

The heated area, bathroom count, lot size, garage, permitted improvements, and other characteristics should be verified against Orange County records and Doorify MLS before producing a broker's final opinion.

Comparable sales

Comparable	Sale date	Sale price	Size	Beds/baths	Price/sq. ft.	Initial comparison
407 Woods Dr.	7/7/2026	\$950,000	3,163	4 / 3.5	\$300	Highly relevant recent neighborhood sale; reportedly substantially updated and has an additional full bath
105 Carlot Pl.	2026	\$820,000	3,182	5 / 3.5	\$258	Similar size and neighborhood; newer and has more bedrooms/baths
108 woods Dr.	5/12/2025	\$900,000	3,295	4 / 3.5	\$273	Similar size and bedroom count; one additional full bath
203 l Leafy Dr.	3/14/2024	\$885,000	3,096	5 / 4	\$286	Excellent location and size match, but materially superior bedroom/bath count
604 l Woods Dr.	6/21/2024	\$750,000	3,413	4 / 3	\$220	Same neighborhood, but its lower price suggests condition or other differences requiring investigation

Sources: [407 Woods Drive](#), [105 Carlot Place](#), [108 Woods Drive](#), [203 Leafy Drive](#), and [604 Woods Drive](#).

Analysis

The most persuasive sale is **407 Woods Drive** because it is recent, within the neighborhood, and almost identical in size. However, its updated kitchen and finishes and its additional full bathroom make it superior to the subject if 123 Leafy has average or dated finishes. Its \$950,000 sale price therefore appears more like an upper indicator than a direct value conclusion.

The sale at **203 Leafy Drive** is the closest physical match at only 12 square feet larger and is on the same street. Nevertheless, its five bedrooms and four full bathrooms are materially superior to the subject’s four bedrooms and 2.5 baths. It also sold more than two years ago, so both property differences and market conditions must be considered. **105 Carlot Place**, reportedly sold for \$820,000 during 2026, provides a useful lower indicator, although its condition, marketing history, concessions, and final recorded sale terms require MLS confirmation.

Preliminary value indication

Assuming the subject is in **average-to-good condition**, has a functional two-car garage, and has no significant structural problems or deferred maintenance, my preliminary desktop indication would be:

Probable market-value range: \$850,000–\$910,000
Preliminary point estimate: approximately \$880,000

Possible condition scenarios are:

Subject condition	Preliminary range
Dated, with significant deferred maintenance	\$800,000–\$850,000
Well maintained with average improvements	\$850,000–\$910,000
Extensively and recently renovated	\$910,000–\$960,000

These ranges are analytical estimates, not adjustments derived from paired-sales analysis. I would not recommend a listing price or issue a formal BPO until the broker verifies the subject’s condition and the comparable sales through authoritative sources.

Information needed to complete the CMA

The conclusion could change materially after confirming:

- Kitchen and bathroom renovations and their dates
- Roof, HVAC, windows, siding, and water-heater ages
- Interior condition, floor plan, and quality of finishes
- Garage configuration and any finished bonus or basement space
- Whether all reported heated living area was permitted
- Lot topography, privacy, traffic influence, and drainage

- Seller concessions and unusual sale circumstances
- Current competing and pending listings
- Accurate neighborhood market trends between each sale date and the effective date

This is a very good demonstration of appropriate AI use: AI can locate public information, organize comparable sales, identify apparent differences, and suggest a provisional range. It cannot see the subject's condition, access every MLS field, verify concessions, or substitute for the broker's inspection and professional judgment.