HouseCanary

AGILE INSIGHTS

Automated Valuation Model Report

Property Location
405 Johnston Dr
Pineville, NC 28134

Value Estimate
$629,090

Client Name
Mansion Group Inc.

Effective Date
08/10/2023

HouseCanary

HouseCanary File ID #	Client File ID #	Order Name	Ordered Date
i_EJA96TV4	CLT405Joh...	405 Johnston Dr	08/10/2023

405 Johnston Dr **Pineville, NC 28134**

AGILE INSIGHTS

HouseCanary Value
High Confidence (91%)
0.09 FSD

$629,090
$232.14 / Sq.Ft

Low	High
$572,220	$685,960
$211.15 / Sq.Ft	$253.12 / Sq.Ft

HouseCanary Rental Value
High Confidence (90%)
0.10 FSD

$3,066
$1.13 / Sq.Ft

Low	High
$2,747	$3,387
$1.01 / Sq.Ft	$1.25 / Sq.Ft

Subject

APN # 22106477

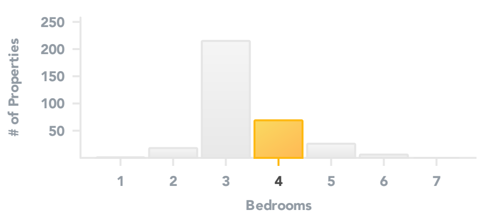
Property Type	Single Family-Detached	**Occupancy Type**	-
Beds / Baths	4 Bd / 2.5 Ba	**HOA Fee**	-
GLA / Lot Size	2,710 sf / 27,442 sf	**HOA Fee Includes**	-
Year Built	1910		

Transaction History

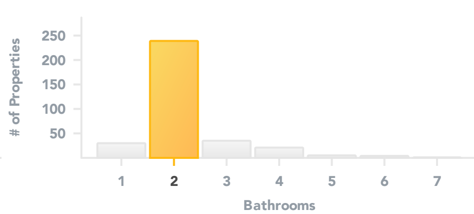
Event	Date	Price	Source	Type
Sold	05/16/2019	$280,000	Public Records	Unknown
Sold	09/05/2014	$217,500	CarolinaMLS	Unknown
Pending	07/25/2014	-	CarolinaMLS	-
Listed	07/22/2014	$220,000	CarolinaMLS	-
Sold	06/29/2001	$199,000	Public Records	Unknown

Subject's Comparability to Market

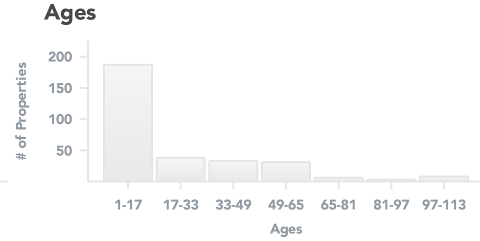
Bedrooms



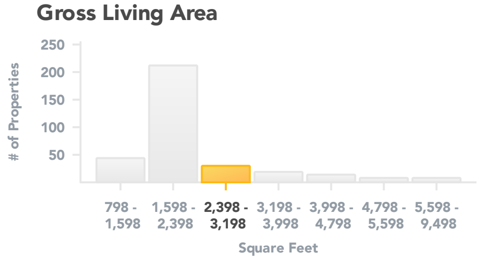
Bathrooms



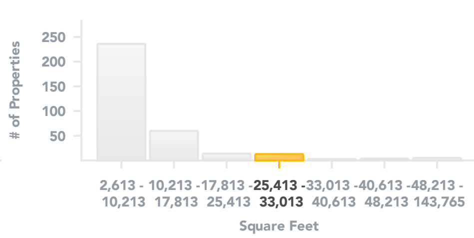
Ages



Gross Living Area



Site Area



Legend
- Subject Property
- Nearby properties

Competitive Closed Sales

	Subject	Sold 1	Sold 2	Sold 3	Sold 4
Street Address	405 Johnston Dr Pineville, NC 28134	212 Juanita Dr Pineville, NC 28134	12506 Druids Glen Dr Pineville, NC 28134	219 Juanita Dr Pineville, NC 28134	620 Lyndon Station Dr Pineville, NC 28134
Miles to Subject	-	0.44	0.75	0.43	0.13
Subdivision		Traditions		Traditions	Chadwick Park
Similarity	-	Moderate	Moderate	Moderate	Moderate
Sales Type	Arms length sale	Arms length sale	Arms length sale	Arms length sale	Arms length sale
Location	-	Similar	Similar	Similar	Similar
Year Built	1910	2006	2008	2004	2020
Gross Living Area	2,710 sf	2,370 sf	3,080 sf	2,355 sf	2,065 sf
Beds/Baths	4 / 2.5	4 / 2.5	4 / 4.0	4 / 3.0	3 / 2.5
Lot Size	27,442 sf	8,713 sf	7,819 sf	6,970 sf	2,874 sf
Basement	-	No	-	No	No
Pool	No	No	No	No	No
Condition	Well Maintained	Well Maintained	Well Maintained	Well Maintained	Well Maintained
List Date	07/22/2014	04/27/2023	09/27/2008	05/03/2023	02/03/2023
List Price	$220,000	$450,000	$325,000	$460,000	$449,000
Sale Date / DOM	09/15/2022 / 4	06/05/2023 / 1	04/06/2023 / 55	06/26/2023 / 6	04/04/2023 / 2
Sale Price	$599,000	$475,000	$560,000	$470,000	$445,000
Net Adjustment		$8,242 (2%)	-$70,680 (-13%)	$13,011 (3%)	-$1,256 (0%)
Adjusted Sale Price		$483,242	$489,320	$483,011	$443,744

Competitive Listings

	Subject	Contingent 1	Active 2	Active 3	Pending 4
Street Address	405 Johnston Dr Pineville, NC 28134	12524 Diamond Dr Pineville, NC 28134	11423 Spreading Oak Ln Charlotte, NC 28226	14918 Hawick Manor Ln Pineville, NC 28134	633 Cedar Knoll Cir Pineville, NC 28134
Miles to Subject	-	2.65	2.19	3.13	0.96
Subdivision		Woodside Falls	Walnut Creek	Glenfinnan	Preston Park
Similarity	-	Moderate	Moderate	Moderate	Moderate
Sales Type	Arms length sale	Pending	-	Active	Pending
Location	-	Similar	Similar	Inferior	-
Year Built	1910	1994	1979	2001	2023
Gross Living Area	2,710 sf	2,720 sf	2,686 sf	2,678 sf	2,136 sf
Beds/Baths	4 / 2.5	5 / 2.5	4 / 2.5	4 / 3.0	4 / 2.5
Lot Size	27,442 sf	13,505 sf	20,911 sf	13,505 sf	3,920 sf
Basement	-	Yes	No	No	No
Pool	No	No	No	No	No
Condition	Well Maintained	Well Maintained	Well Maintained	Well Maintained	Well Maintained
List Date	07/22/2014	05/30/2023	08/02/2023	08/03/2023	05/17/2023
List Price	$220,000	$475,000	$395,000	$630,000	$478,370
Last Sale Date / DOM	09/15/2022 / 4	- / -	- / -	08/26/2022 / 7	- / -
Last Sale Price	$599,000	-	-	$590,000	-
Net Adjustment		-$28,145 (-6%)	-$6,377 (-2%)	-$86,993 (-14%)	-$9,641 (-2%)
Adjusted List Price		$446,855	$388,623	$543,007	$468,729

Neighborhood & Subject Marketability

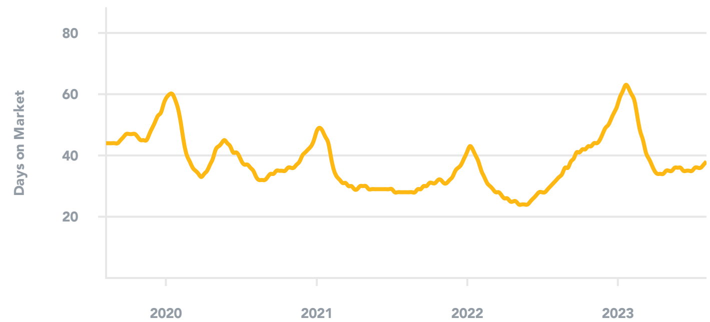
Neighborhood Price Range	$50,000 to $4,000,000	**MSA 1-Year Risk of Decline**	16.0% low

Probability this market's median home prices will be lower 12 months from the current market median price.

Months of Supply

This month last year	This month
2.9	2.8

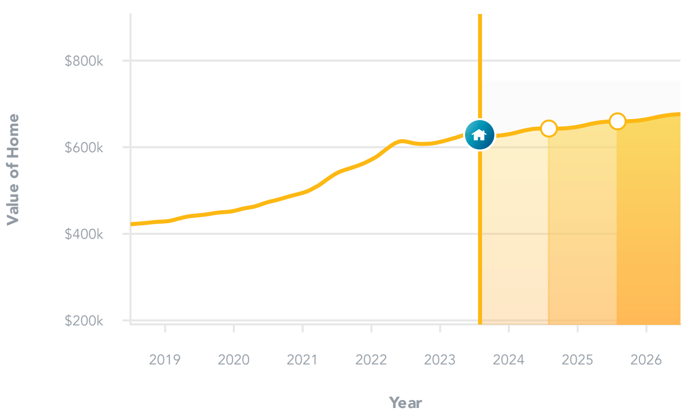
Days on Market - Sold or De-listed Properties



This month last year	This month
34	39

Conclusion

HouseCanary Forecast for Subject



3 Year Growth

1 Year	+2%	2 Year	+5%	3 Year	+8%
2024	$643,181	2025	$659,475	2026	$676,397

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405 Johnston Dr Pineville, NC 28134

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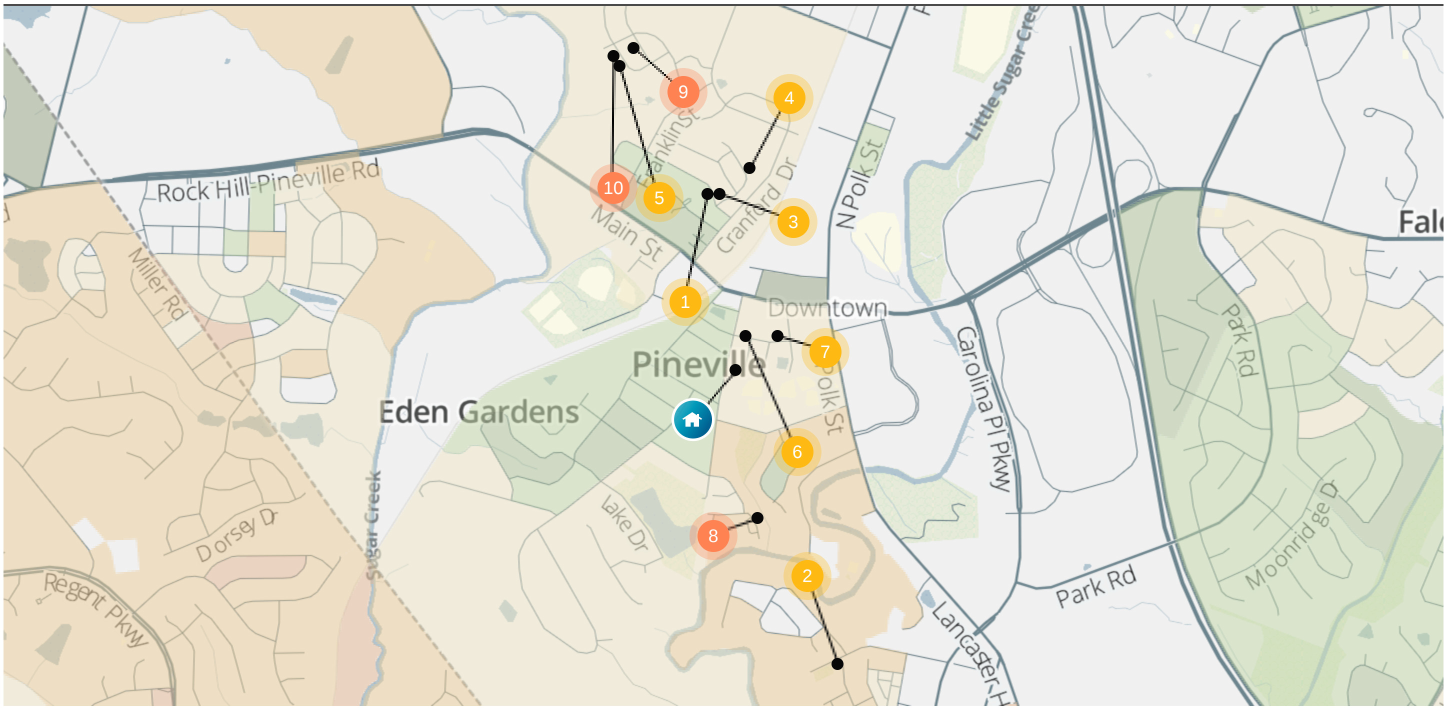
Recent Similar Sales



Similarity

High Similarity · Moderate Similarity · Low Similarity · Subject

$/Sq.Ft.

< $165 · $166 to $187 · $188 to $209 · $210 to $232 · $233 to $254 · $255 to $276 · > $277

#	Dist. (mi)	Property	Sale Price	Status	Sale Type	GLA (sf)	Beds	Baths	Age (y)	Site Area (sf)
	-	**405 Johnston Dr**	**$599,000**	-	**Arms length sale**	**2,710**	**4**	**2.5**	**113**	**27,442 sf**
1	0.44	212 Juanita Dr Pineville, NC 28134	$475,000	Sold 06/2023	Arms length sale	2,370	4	2.5	17	8,713 sf
2	0.75	12506 Druids Glen Dr Pineville, NC 28134	$560,000	Sold 04/2023	Arms length sale	3,080	4	4	15	7,819 sf
3	0.43	219 Juanita Dr Pineville, NC 28134	$470,000	Sold 06/2023	Arms length sale	2,355	4	3	19	6,970 sf
4	0.50	404 Marie Way Pineville, NC 28134	$428,500	Sold 08/2022	Arms length sale	2,286	3	2.5	18	6,534 sf
5	0.79	705 Windage Way Pineville, NC 28134	$448,000	Sold 09/2022	Arms length sale	1,990	3	2.5		3,774 sf
6	0.09	804 Lyndon Station Dr Pineville, NC 28134	$450,000	Sold 09/2022	Arms length sale	2,314	3	2.5	4	2,613 sf
7	0.13	620 Lyndon Station Dr Pineville, NC 28134	$445,000	Sold 04/2023	Arms length sale	2,065	3	2.5	3	2,874 sf
8	0.36	860 Pelican Bay Dr Pineville, NC 28134	$340,000	Sold 12/2022	Arms length sale	2,788	4	3.5	23	2,142 sf
9	0.82	129 Cedar Knoll Cir Pineville, NC 28134	$455,000	Sold 11/2022	Arms length sale	1,920	3	2.5	1	3,920 sf
10	0.82	721 Windage Way Pineville, NC 28134	$429,000	Sold 11/2022	Arms length sale	1,920	3	2.5	1	3,920 sf

Glossary

Comparable Properties

All nearby properties of the same property and sales type that have been ranked according to their similarity to the subject property's locational and physical characteristics.

Source: Public Record, HouseCanary analysis

Days on Market (DOM)

The average number of days since listing for all current property listings on the market for the given geography. The calculation represents a 13-week rolling average to minimize rapid swings in the data.

Forecast Standard Deviation (FSD)

A statistical measure of model uncertainty in the value estimate generated by the AVM. Lower values of FSD imply less uncertainty in the value estimate. FSD is measured in percentage terms relative to the value estimate to allow for comparison of model uncertainty across multiple properties, regardless of the actual dollar value of those individual estimates. FSD below 0.15 implies high model confidence, FSD between 0.15-0.3 implies average model confidence, and FSD above 0.3 implies low model confidence.

Source: House Canary analysis

Market Index

Designed to measure supply versus demand at a local zip code level. The index ranges from 0-100 where values of 41-60 indicate a market in equilibrium (neutral). Values above 61 indicate that demand exceeds supply, and that the local area is a seller's market. Values below 41 indicate that supply exceeds demand, and that the local area is a buyer's market. Demand is measured using indicators such as sales volume, changes in listing prices, and days on market. Supply is measured using indicators such as inventory and the number of new listings.

Source: Local MLS, HouseCanary analysis

Market Rent Estimate

We value this property monthly rent at $3,050. This is HouseCanary's estimated rental value for this home. It is not a formal appraisal. This estimate is based on our market knowledge, and it should be used as a starting point to determine a home's rent.

Source: HouseCanary analysis

Market Status

The market status is the summary conclusion on the market index, specifically identifying whether the market is currently classified as a buyer's market, seller's market or neutral. For more details see market index definition.

Source: Local MLS, HouseCanary analysis

Market Value Estimate

We value this property at $629,000. This is HouseCanary's estimated market value for this home. It is not a formal appraisal. This estimate is based on our market knowledge, and it should be used as a starting point to determine a home's value.

Source: HouseCanary analysis

Months of Supply

A metric to reflect the pace at which listing inventory is turning over in the local market. The calculation reflects the total listings on the market divided by the 3-month rolling average of sales volume. Generally, less than 5 months of supply is considered inflationary due to the constrained nature of listings available for sale. A value greater than 7 months of supply is typically considered oversupplied and deflationary.

Source: Local MLS, HouseCanary analysis

MSA 1yr risk of decline

A proprietary HouseCanary metric that measures the probability that this market's median home prices will be lower 12 months from now than the current market median price. The one-year chance of loss is derived through HouseCanary's multivariate time series models using a combination of fundamental and technical indicators. Source: Local MLS, HouseCanary analysis

Source: Local MLS, HouseCanary analysis

Glossary Continued

Non-disclosure state

In most non-disclosure states (or counties) both transaction sales price and date are not available to the general public. This data is not available because either the transaction details are not required or cannot legally be disclosed to the public. As a result, HouseCanary relies on different data to provide information such as comparable properties in this report.

When a request for this report occurs in a non-disclosure area, HouseCanary uses listing information to populate comparable properties in the recent similar, active and historical sections of the report. Specific fields will change in these sections, for example in recent similar listings, sales price will be replaced with listed price.

The following thirteen states are considered non-disclosure: Alaska, Idaho, Indiana, Kansas, Louisiana, Mississippi, Missouri, Montana, New Mexico, North Dakota, Texas, Utah and Wyoming.

Source: Public Record, MLS

Occupancy Type

HouseCanary surveys public record to report whether the subject is Owner or Tenant occupied. When public records reports the "Occupant" is the owner OR the public record "Owner Mailing Address" matches the subject address, the report states "Owner" as the "Occupancy Type". If the subject is reported as occupied, but the public record "Owner Mailing Address" does not match the subject address, "Occupancy Type" will be reported as "Tenant". Occupancy Type accuracy is not guaranteed.

Source: Public Record

Recent Similar Sales

Similar sales within a 1-year timeframe and a 1-mile radius to the subject property.

Source: Public Record, HouseCanary analysis

Similarity Level

HouseCanary proprietary score calculated via multivariate analysis using a combination of geographic information and key property characteristics such as bedrooms, square footage, lot size, etc. The measure defines similarity of comparable properties relative to the subject property.

Source: Public Records, MLS, HouseCanary analysis

Data Sources

HouseCanary accesses up-to-date data from county recorders and local Multiple Listing Service (MLS). Recency of certain data is reflected by the effective date on the report. We use this data combined with HouseCanary proprietary analytics to bring you the most comprehensive, simple and accurate Agile Insights for every property.

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