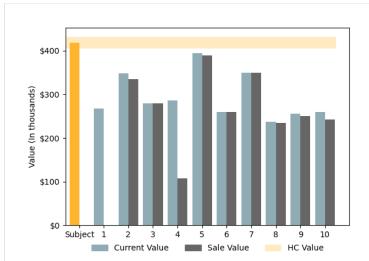
AGILE INSIGHTS Executive Summary

HOUSECANARY VALUE	High Confidence	HOUSECANARY RENTAL VALUE
¢110 111	0.03 FSD, 97% Confidence	Unavailable
\$418,141 \$250/sq.ft. \$404,593 - \$431,689 \$242/sq.ft \$258/sq.ft.		Rental value is currently unavailable for this property
MARKET STATUS		MSA 1YR RISK OF DECLINE -

Subject Attributes

PROPERTY TYPE	OWNER OCCUPIED	BEDROOMS	BATHS	GLA	LOT SIZE	YEAR BUILT	BASEMENT
Single Family Detached	Yes	2	1	1674	32234	1945	Yes

Recent Similar Comparables (Past 12 Months)



SALE PRICE # CURRENT VALUE ADDRESS SIMILARITY 1 376 Hootowl Rd _ \$267,561 High Spruce Pine, NC 28777 2 \$335,000 497 Summit Ave \$347,947 Moderate Spruce Pine, NC 28777 55 Cataberry Ln Burnsville, NC 28714 3 \$280,000 \$279,990 Moderate 36 Six Springs Rd 4 \$108,000 \$286,476 Moderate 5 \$389,000 \$394,364 367 Terrace Ct Spruce Pine, NC 28777 Low 6 \$260,000 \$260,002 231 Wilson Rd I ow Bakersville, NC 28705 7 47 Woody Hills Ln Bakersville, NC 28705 \$350,000 \$349,908 Low 8 4931 NC 80 \$235,000 \$237,486 Low Bakersville, NC 28705 4838 S 226 Hwy Bakersville, NC 28705 9 \$249,900 \$255,194 Low 10 \$241,800 \$260,191 88 Jack Sullins Rd Low Spruce Pine, NC 28777

Value Forecast

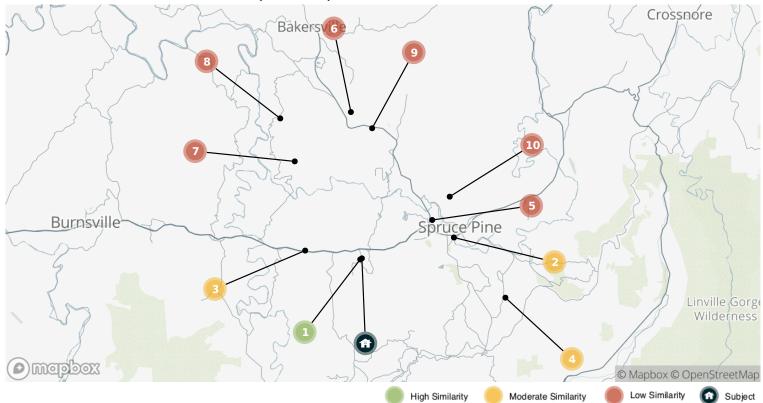
Insufficient data available for a graph

Purchase History

DATE	SALE PRICE	
05/16/2012	\$121,000	
06/06/2006	\$146,000	

PROPERTY ADDRESS	COUNTY	APN NUMBER
327 Hootowl Rd, Spruce Pine, NC 28777	Mitchell	0779-00-36-7638

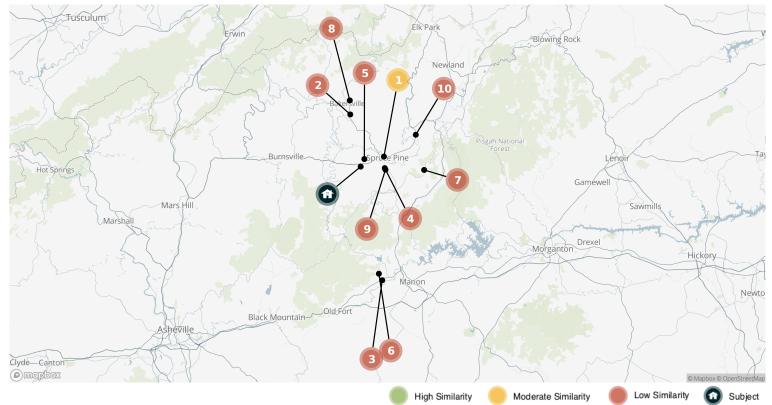
Recent Similar Comparables (0-1year)



#	SIMILARITY	DISTANCE	PROPERTY	SOLD	LIST	CURRENT VALUE	AGE	BEDS	BATHS	GLA	SITE AREA
	-	-	SUBJECT	\$121,000 05/2012	\$409,700 05/2024	\$418,141	79	2	1	1674	32234
1	High	0.07mi	376 Hootowl Rd Spruce Pine, NC 28777	-	\$275,000 03/2024	\$267,561	70	3	1.0	1591	43129
2	Moderate	3.29mi	497 Summit Ave Spruce Pine, NC 28777	\$335,000 09/2023	\$350,000 04/2023	\$347,947	85	4	2.0	1956	16554
3	Moderate	2.0mi	55 Cataberry Ln Burnsville, NC 28714	\$280,000 05/2024	\$275,000 04/2024	\$279,990	72	3	1.0	1140	22653
4	Moderate	5.19mi	36 Six Springs Rd Spruce Pine, NC 28777	\$108,000 07/2023	-	\$286,476	67	3	1.0	1882	58806
5	Low	2.79mi	367 Terrace Ct Spruce Pine, NC 28777	\$389,000 01/2024	\$399,000 03/2023	\$394,364	63	3	2.0	1954	34852
6	Low	5.11mi	231 Wilson Rd Bakersville, NC 28705	\$260,000 05/2024	\$283,000 04/2024	\$260,002	52	3	2.0	1447	65347
7	Low	4.11mi	47 Woody Hills Ln Bakersville, NC 28705	\$350,000 10/2023	\$354,500 06/2023	\$349,908	96	2	1.0	1389	203884
8	Low	5.64mi	4931 NC 80 Bakersville, NC 28705	\$235,000 06/2023	-	\$237,486	77	2	1.0	1279	54456
9	Low	4.55mi	4838 S 226 Hwy Bakersville, NC 28705	\$249,900 10/2023	\$249,900 07/2023	\$255,194	38	3	2.0	1726	19604
10	Low	3.74mi	88 Jack Sullins Rd Spruce Pine, NC 28777	\$241,800 05/2024	-	\$260,191	59	3	2.0	1650	16552

PROPERTY ADDRESS	COUNTY	APN NUMBER
327 Hootowl Rd, Spruce Pine, NC 28777	Mitchell	0779-00-36-7638

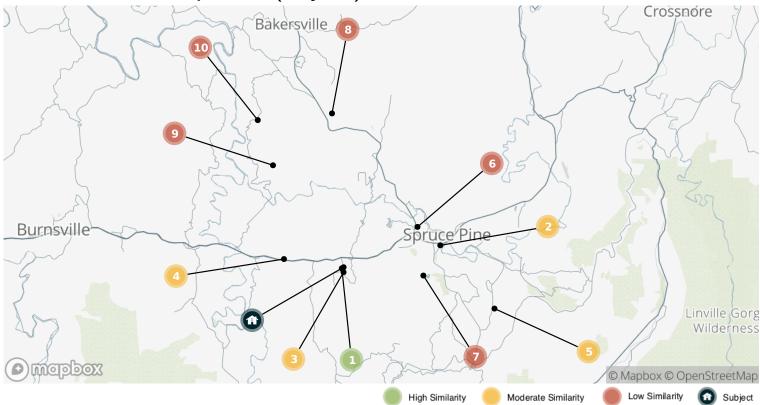
Active Listings



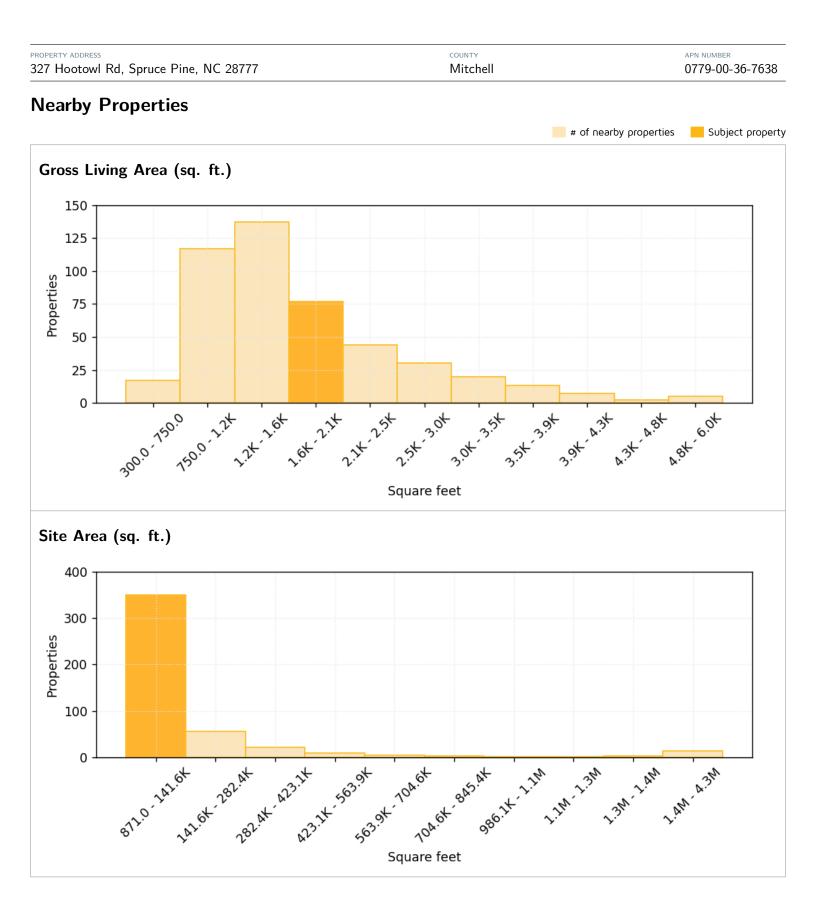
#	SIMILARITY	DISTANCE	PROPERTY	LIST PRICE	LIST DATE	AGE	BEDS	BATHS	GLA	SITE AREA	DAYS ON MARKET
-	-	-	SUBJECT	-	-	79	2	1	1674	32234	-
1	Moderate	3.26mi	60 Fortner Dr Spruce Pine, NC 28777	\$325,000	06/2024	104	4	2.0	1653	12633	4
2	Low	6.84mi	629 Saylor Lake Rd Bakersville, NC 28705	\$295,000	04/2024	33	2	2.0	1530	31802	69
3	Low	14.88mi	3031 US 70 W Marion, NC 28752	\$359,900	12/2023	87	4	2.0	1484	87130	173
4	Low	3.1mi	353 Fairway Ln Apt B, Spruce Pine, NC 28777	\$345,000	05/2024	42	2	2.0	1408	-	23
5	Low	1.08mi	37 Wyatt Ave Spruce Pine, NC 28777	\$449,999	01/2024	1	3	2.0	1703	89308	144
6	Low	13.98mi	1128 Old Clear Creek Rd Marion, NC 28752	\$440,000	06/2024	45	3	3.0	1916	80595	5
7	Low	8.17mi	2763 Jackson Town Rd Spruce Pine, NC 28777	\$349,000	03/2024	22	3	2.0	1543	79288	94
8	Low	8.62mi	538 Capital City Dr Bakersville, NC 28705	\$500,000	04/2024	18	3	2.0	1942	30495	53
9	Low	3.21mi	2237 Swiss Pine Lake Dr Spruce Pine, NC 28777	\$485,000	03/2024	57	3	3.0	2336	14812	75
10	Low	8.18mi	40 Mullin Hill Rd Spruce Pine, NC 28777	\$219,900	01/2024	82	3	1.5	1070	21782	132

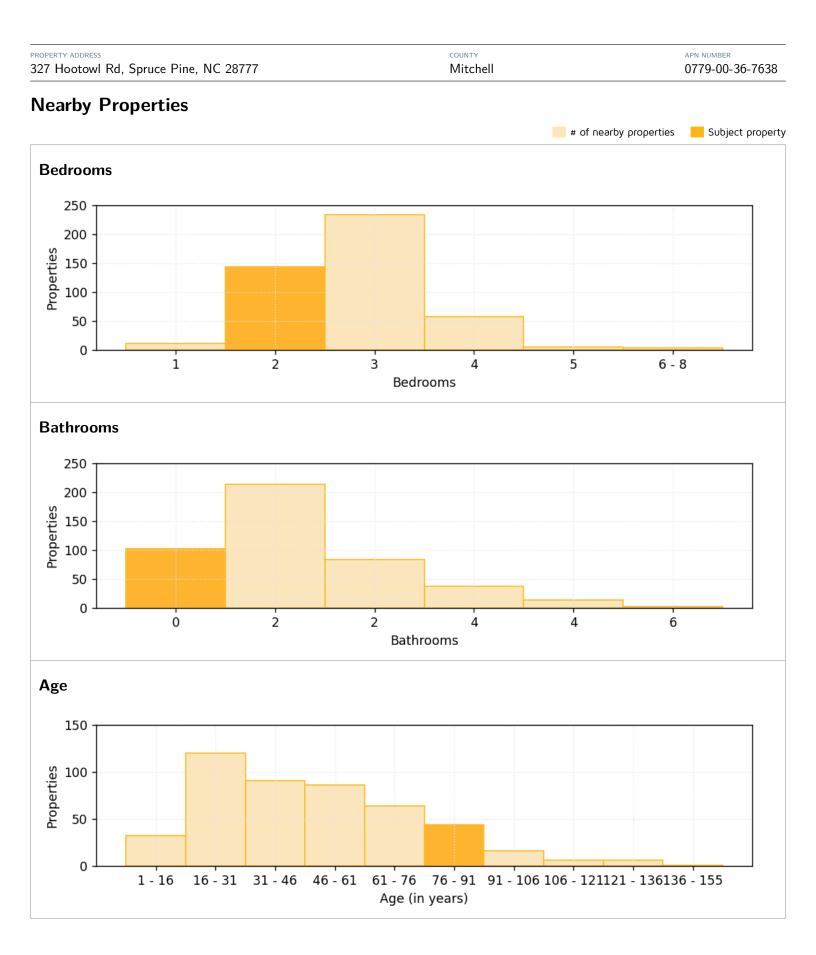
PROPERTY ADDRESS	COUNTY	APN NUMBER
327 Hootowl Rd, Spruce Pine, NC 28777	Mitchell	0779-00-36-7638

Historical Similar Comparables (0-4years)



#	SIMILARITY	DISTANCE	PROPERTY	SOLD	LIST	CURRENT VALUE	AGE	BEDS	BATHS	GLA	SITE AREA
-	-	-	SUBJECT	\$121,000 05/2012	\$409,700 05/2024	\$418,141	79	2	1	1674	32234
1	High	0.07mi	376 Hootowl Rd Spruce Pine, NC 28777	-	\$275,000 03/2024	\$267,561	70	3	1.0	1591	43129
2	Moderate	3.29mi	497 Summit Ave Spruce Pine, NC 28777	\$335,000 09/2023	\$350,000 04/2023	\$347,947	85	4	2.0	1956	16554
3	Moderate	0.16mi	355 Hootowl Rd Spruce Pine, NC 28777	\$284,500 06/2023	\$290,000 10/2022	\$301,373	79	2	1.5	1564	52707
4	Moderate	2.0mi	55 Cataberry Ln Burnsville, NC 28714	\$280,000 05/2024	\$275,000 04/2024	\$279,990	72	3	1.0	1140	22653
5	Moderate	5.19mi	36 Six Springs Rd Spruce Pine, NC 28777	\$108,000 07/2023		\$286,476	67	3	1.0	1882	58806
6	Low	2.79mi	367 Terrace Ct Spruce Pine, NC 28777	\$389,000 01/2024	\$399,000 03/2023	\$394,364	63	3	2.0	1954	34852
7	Low	2.66mi	604 Swiss Pine Lake Dr Spruce Pine, NC 28777	\$379,000 06/2023	\$379,000 04/2023	\$398,632	61	3	2.0	1619	45743
8	Low	5.11mi	231 Wilson Rd Bakersville, NC 28705	\$260,000 05/2024	\$283,000 04/2024	\$260,002	52	3	2.0	1447	65347
9	Low	4.11mi	47 Woody Hills Ln Bakersville, NC 28705	\$350,000 10/2023	\$354,500 06/2023	\$349,908	96	2	1.0	1389	203884
10	Low	5.64mi	4931 NC 80 Bakersville, NC 28705	\$235,000 06/2023	-	\$237,486	77	2	1.0	1279	54456





PROPERTY ADDRESS	COUNTY	APN NUMBER
327 Hootowl Rd, Spruce Pine, NC 28777	Mitchell	0779-00-36-7638

Glossary

-						
Active	Active listings within a 1 year timeframe near the subject property.					
	Source: Local MLS					
Current Value	Current Value of the similar property represents HouseCanary's most recent value estimate of the respective prop- erty. HouseCanary's valuation model adjusts for price changes through time with a proprietary block level home price appreciation index.					
	Source: Public Record, HouseCanary Automated Valuation Model					
Days on Market	The current days on market is the average number of days since listing for all current listings on the market for the given geography. The calculation represents a 13-week rolling average to minimize rapid swings in the data.					
	Source: Local MLS, HouseCanary analysis					
Historical Similar	Similar comparables within a 4-year timeframe close to the subject property.					
Comparables	Source: Public Record, HouseCanary Home Price Index					
HouseCanary Value	We value this property at \$418,141. The sales price will likely fall between \$404,593 and \$431,689. 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					
Market Index	The market index is 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 Status	The market status is the summary conclusion on the market index. Specifically 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					
Months of Supply	The months of supply is 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	The one year risk of decline is a proprietary HouseCanary metric that measures the probability that this mar- ket's median home prices will be lower 12 months from now than the current market median price. This one-year chance of loss is derived through HouseCanary's multivariate time series models using a combination of funda- mental and technical indicators.					
	Source: Local MLS, HouseCanary analysis					
Nearby Properties	All nearby properties and associated attributes. This chart allows for comparison of the subject property attributes with nearby properties.					
	Source: Public Record, HouseCanary analysis					

property address 327 Hootowl Rd, Spruce	Pine, NC 28777	COUNTY Mitchell	APN NUMBER 0779-00-36-7638			
Glossary Contd.						
Non-disclosure state	because these states are not re	inties) both the transaction sales price and da quired or cannot legally disclose such informa urces (like MLS) to complement the data who	tion to the public. As a result,			
	-	re considered non-disclosure: Alaska, Idaho, I ounties), Montana, New Mexico, North Dakot				
	Source: Public Record, MLS					
Owner Occupancy	Owner occupancy indicates wh	ether the owner of the home is the primary re	esident.			
	Source: Public Record					
Property Type	has normalized property type in house, Manufactured/Mobile H	assification of the building based upon public nformation into five groupings: Single Family Home and Multifamily. Note that buildings that apartments, etc. will not be mapped into one	Detached, Condominium, Town- at do not fall into these categories,			
	Source: Public Record					
Recent Similar	Similar comparables within a 1	-year timeframe close to the subject property.				
Comparables	Source: Public Record, House	anary analysis				
Similarity Level		calculated via multivariate analysis using a co s such as bedrooms, square footage, lot size, to the subject property.				
	Source: Public Record, MLS, H	louseCanary analysis				
Valuation Suitability Score	score allows for comparison of price estimates. Formally, if the price bound approximately equ	bility score is measured in percentage terms reaccuracy on two or more properties regardless e Valuation Suitability Score is X and the estimals $P * (X/100)$ and the upper price bound appel accuracy, scores between 70-85 imply average	s of the magnitude of the individual imated price is P , then the lower pproximately equals $P*(2-(X/100))$.			
	Source: Public Record, MLS, H	louseCanary analysis				

Data Sources

HouseCanary accesses up-to-date data from county recorders and local MLS's. 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.

For questions, please contact HouseCanary at support@housecanary.com.

Disclaimer

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