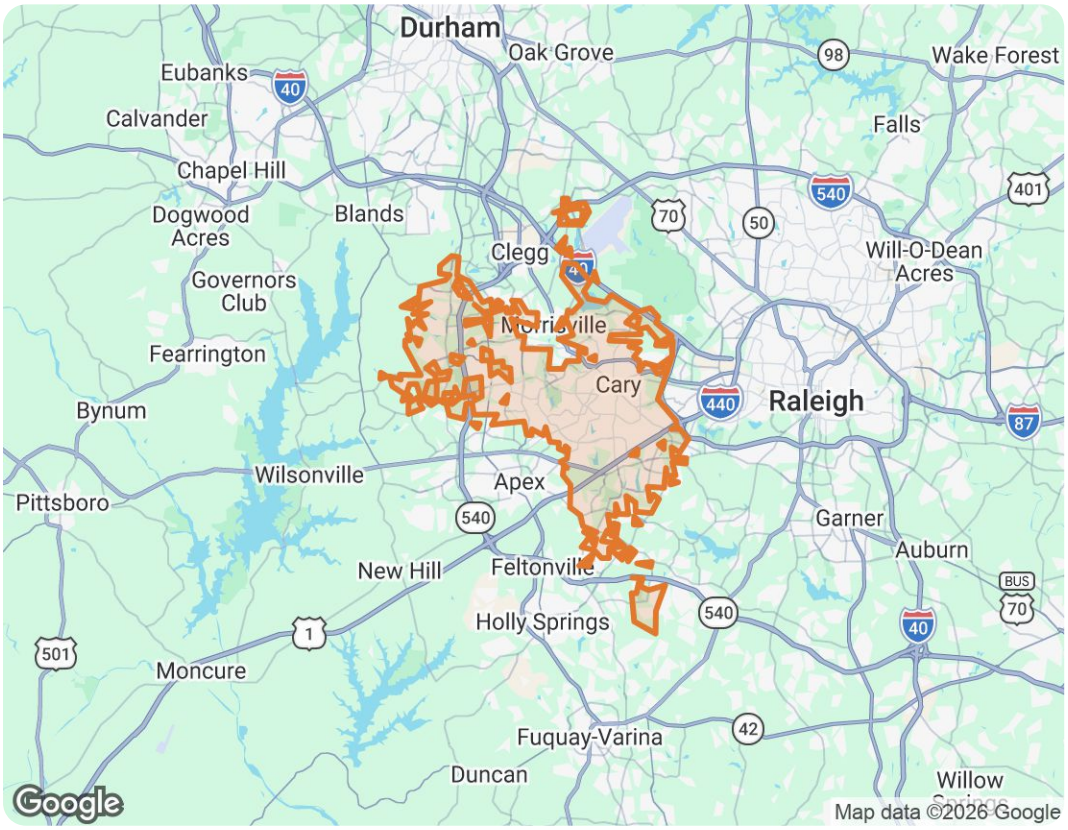
Cary, North Carolina





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NC

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The appraisers' comps are inappropriate. 308 W. Barbee Chapel Road is in appropriate because of its luxury positioning and $1.1125 million sale price. 134 S. Camellia Street is geographically plausible but substantially undersized and of a far inferior level of finish details.

The comps in this report are more accurate.

1. **119 Jones Creek Place** as the best primary comp because it is in the neighborhood. (This comp was used by the appraiser)
2. **120 Nolen Lane** has similar finish details and is built in the same timeframe
3. **302 Edgewater Circle** has a finished basement and has similar finish details and is a similar age
4. **134 S. Camellia Street** is only appropriate as a supplemental nearby townhome sale.
5. **308 W. Barbee Chapel Road** is only appropriate in a broader market context, not a direct valuation comp because it is a high-end luxury townhome.

The comps suggest a valuation of $720,000 but my professional opinion is that the refined value -- $673,000 – is the correct valuation for 236 Towne Ridge Lane.

Cary, North Carolina

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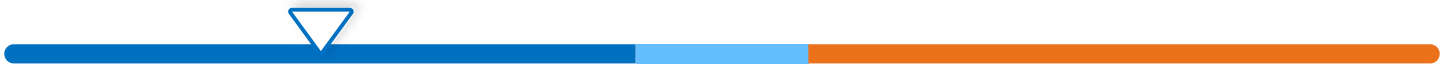
Market Trends

Market Trends for Cary, North Carolina

Single Family + Condo/Townhouse/Apt.

October 2026

Market Type



Seller's Market | Balanced Market | Buyer's Market

Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
2.65	98.1%	25	$591,500
↑ 3.92% MoM	↓ 0.52% MoM	↑ 8.7% MoM	↓ 0.38% MoM

October 2026 Median Estimated Property Value

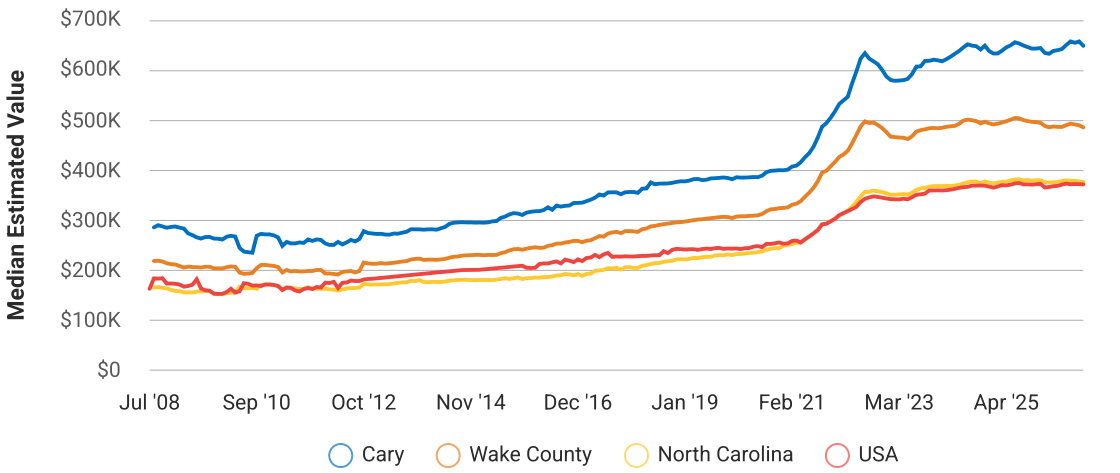
Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value	Last Month Change	12 Month Change
$648,270	-1.3%	+0.9%



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Cary, North Carolina

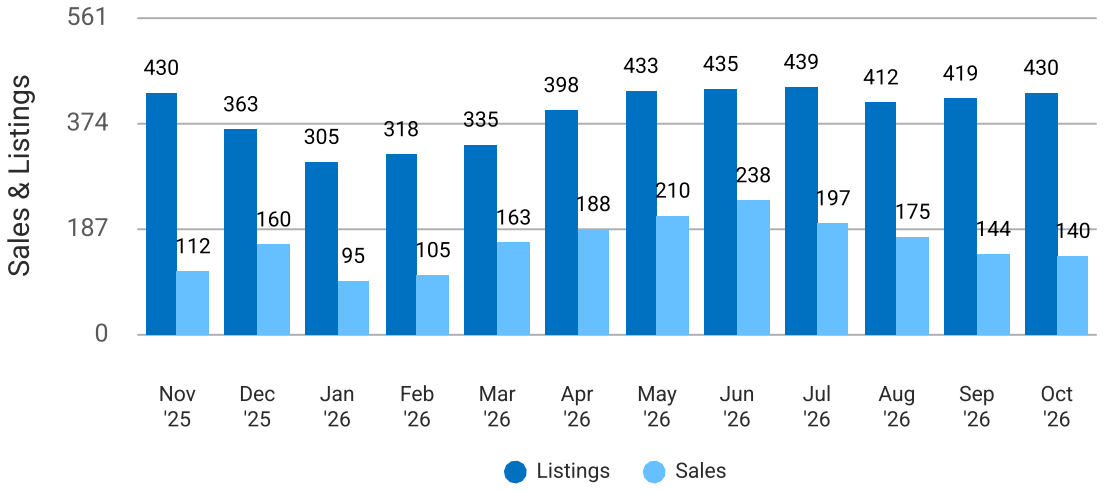
Total Sales and Active Listings in Cary, North Carolina

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



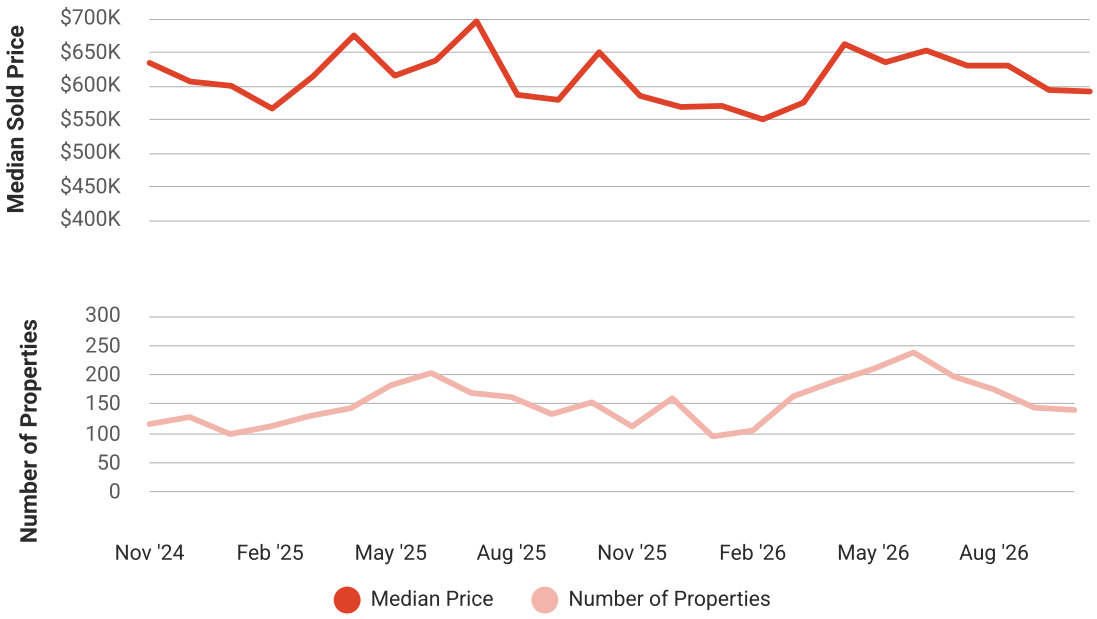
Median Sold Price vs Sold Listings in Cary, North Carolina

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



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Cary, North Carolina

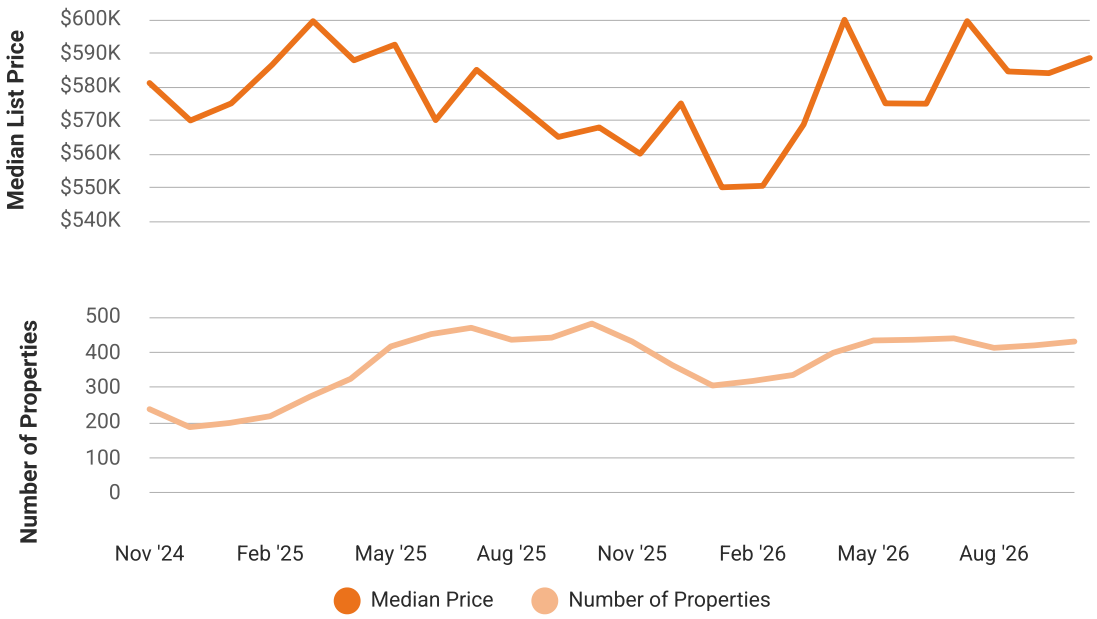
Median List Price vs Active Listings in Cary, North Carolina

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 10/31/2026	$648,270	$657,080 -1.34%	$657,040 -1.33%	$642,680 +0.87%	$640,950 +1.14%	$618,410 +4.83%
Median Sold Price Last Updated: 10/31/2026	$591,500	$593,750 -0.38%	$630,000 -6.11%	$650,000 -9%	$595,000 -0.59%	$554,803 +6.61%
Median List Price Last Updated: 10/31/2026	$588,500	$584,000 +0.77%	$599,500 -1.83%	$567,840 +3.64%	$594,000 -0.93%	$629,000 -6.44%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.
Median estimated property 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 displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

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Cary, North Carolina

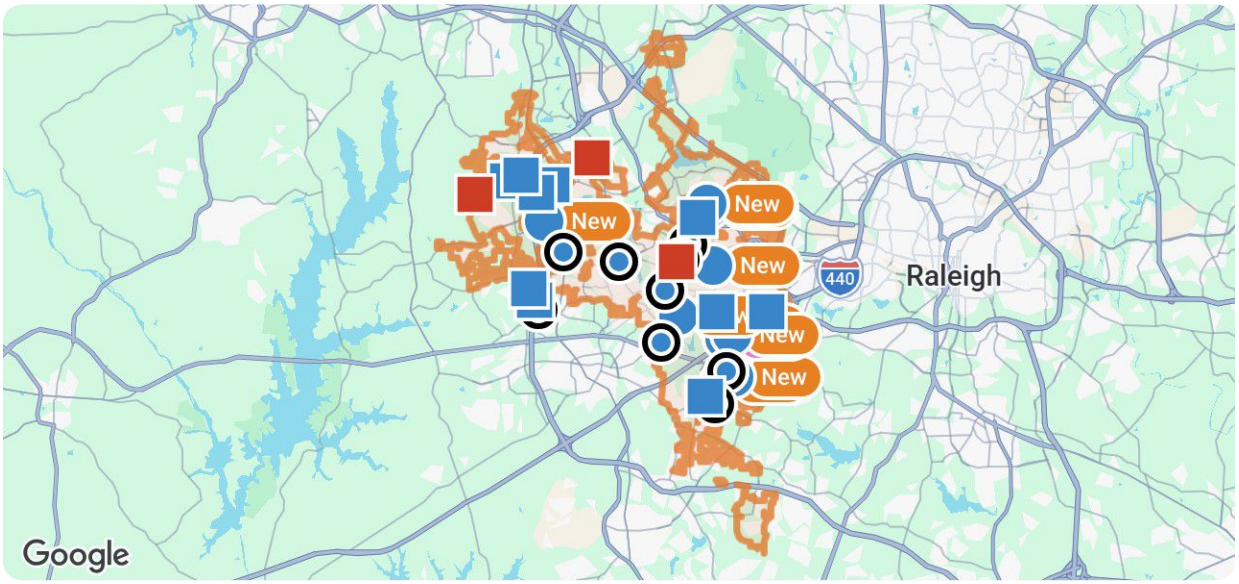
Market Activity

Market Activity Filters

Sort Order: Date
Maximum Properties Per Change Type: 10
Change Types: New Listings, Pending, Closed, Distressed
Property Types: Single Family, Condo/Townhouse/Apt
Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

Summary

For Sale Activity in the Last 3 Months



Legend

- For Sale
- For Sale Pending
- Recently Closed
- Distressed

	New	Pending	Closed	Distressed
Number of Properties	10	10	10	3
Lowest Listing Price / Est.Value	$290,000	$250,000	$351,900	$303,970
Median Listing Price / Est.Value	$444,500	$564,500	$1,005,000	$457,460
Highest Listing Price / Est.Value	$652,000	$2,550,000	$3,400,000	$701,954
Average Price / sqft	$252	$281	$311	$231
Median Price / sqft	$245	$267	$324	$234
Average Days in RPR	4	35	33	–
Median Days in RPR	4	23	14	–
Total Volume	$4,600,500	$7,971,800	$11,317,900	$1,463,384
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

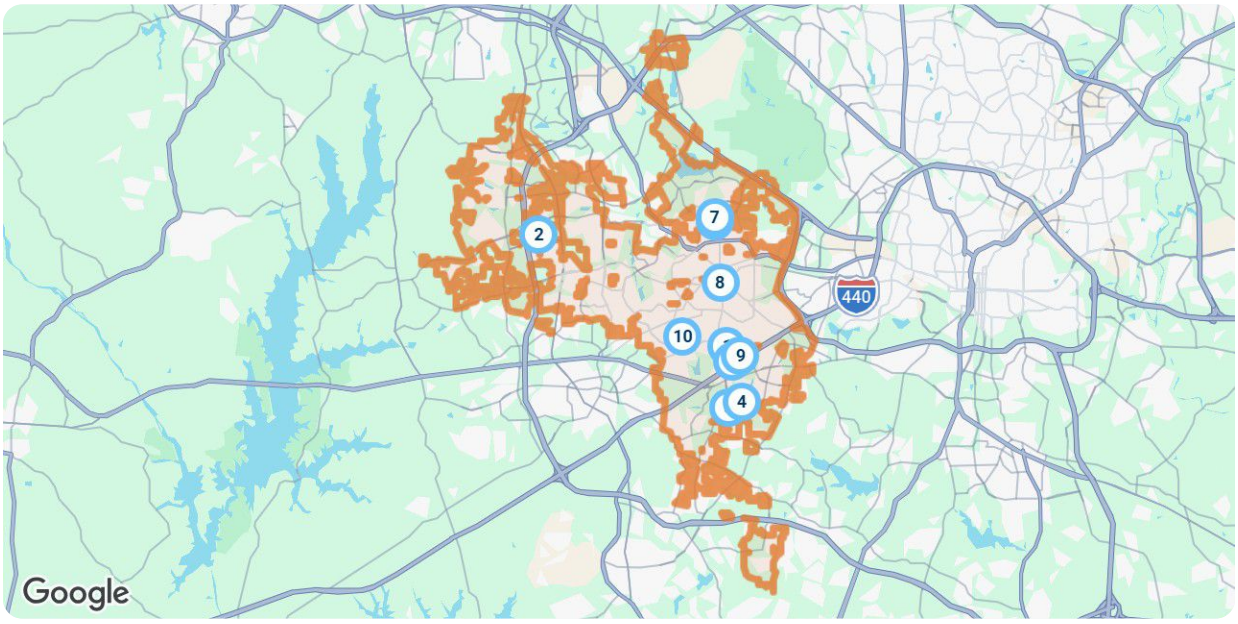
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Cary, North Carolina

Market Activity Breakdown

New

Source: Listings



Legend

Active For Sale

	New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
1	 **202 Travilah Oaks Ln** **Cary, NC 27518** MLS ID: 10203619 Active / For Sale *Listing Courtesy of Opendoor Brokerage LLC*	Single Family	4/3	2,663	10,018 sqft	1995	11/16/2026 – days	$652,000 $245/sq ft
2	 **112 Winners Cir** **Cary, NC 27511** MLS ID: 10203637 Active / For Sale *Listing Courtesy of Opendoor Brokerage LLC*	Condo/Townhouse/Apt.	2/3	1,112	871 sqft	1986	11/16/2026 – days	$290,000 $261/sq ft
3	 **365 Roberts Ridge Dr** **Cary, NC 27513** MLS ID: 10203444 Active / For Sale *Listing Courtesy of Grow Local Realty, LLC*	Condo/Townhouse/Apt.	3/4	2,674	2,178 sqft	2017	11/14/2026 2 days	$545,000 $204/sq ft
4	 **1417 Abbotsford Way** **Cary, NC 27519** MLS ID: 10203305 Active / For Sale *Listing Courtesy of Relevate Real Estate Inc.*	Single Family	2/2	1,549	6,185 sqft	2017	11/13/2026 3 days	$625,000 $403/sq ft
5	 **2078 Weston Green Loop** **Cary, NC 27513** MLS ID: 10203393 Active / For Sale *Listing Courtesy of Berkshire Hathaway HomeService*	Condo/Townhouse/Apt.	3/3	2,081	2,614 sqft	2010	11/13/2026 3 days	$510,000 $245/sq ft

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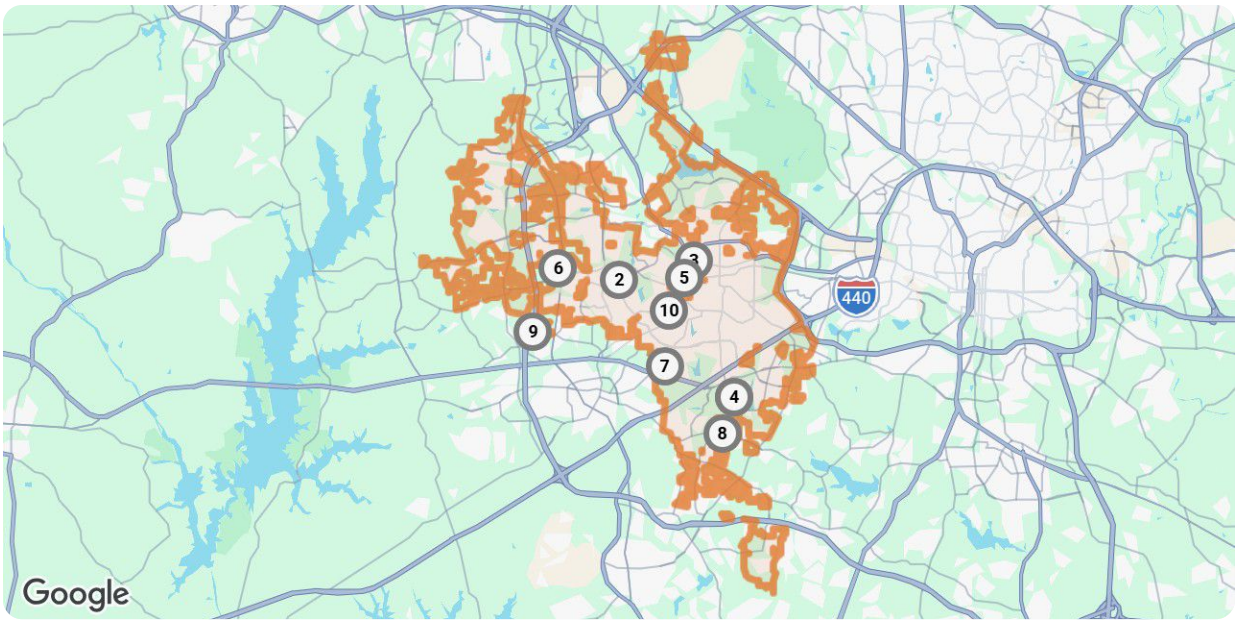
Cary, North Carolina

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New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
6  **111 Killam Ct, Unit 2B** **Cary, NC 27513** MLS ID: 10203160 Active / For Sale *Listing Courtesy of Coldwell Banker Advantage*	Condo/Townhouse/Apt.	2/2	1,041	–	1989	11/12/2026 4 days	$305,000 $293/sq ft
7  **721 King St** **Cary, NC 27513** MLS ID: 10203055 Active / For Sale *Listing Courtesy of Compass -- Raleigh*	Single Family	3/3	1,712	0.32 acres	1975	11/12/2026 4 days	$345,000 $202/sq ft
8  **2804 Piney Plains Rd** **Cary, NC 27518** MLS ID: 10203091 Active / For Sale *Listing Courtesy of Costello Real Estate & Investm*	Single Family	3/2	1,281	0.4 acres	1959	11/12/2026 4 days	$375,000 $293/sq ft
9  **1014 Washington St** **Cary, NC 27511** MLS ID: 10203094 Active / For Sale *Listing Courtesy of LPT Realty, LLC*	Single Family	4/3	2,551	0.51 acres	1964	11/12/2026 4 days	$574,500 $225/sq ft
10  **320 Linden Park Ln** **Cary, NC 27519** MLS ID: 10202813 Active / For Sale *Listing Courtesy of Block & Associates Realty*	Condo/Townhouse/Apt.	4/4	2,573	1,742 sqft	2005	11/11/2026 5 days	$379,000 $147/sq ft

Pending

Source: Listings



Legend

Pending

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Cary, North Carolina

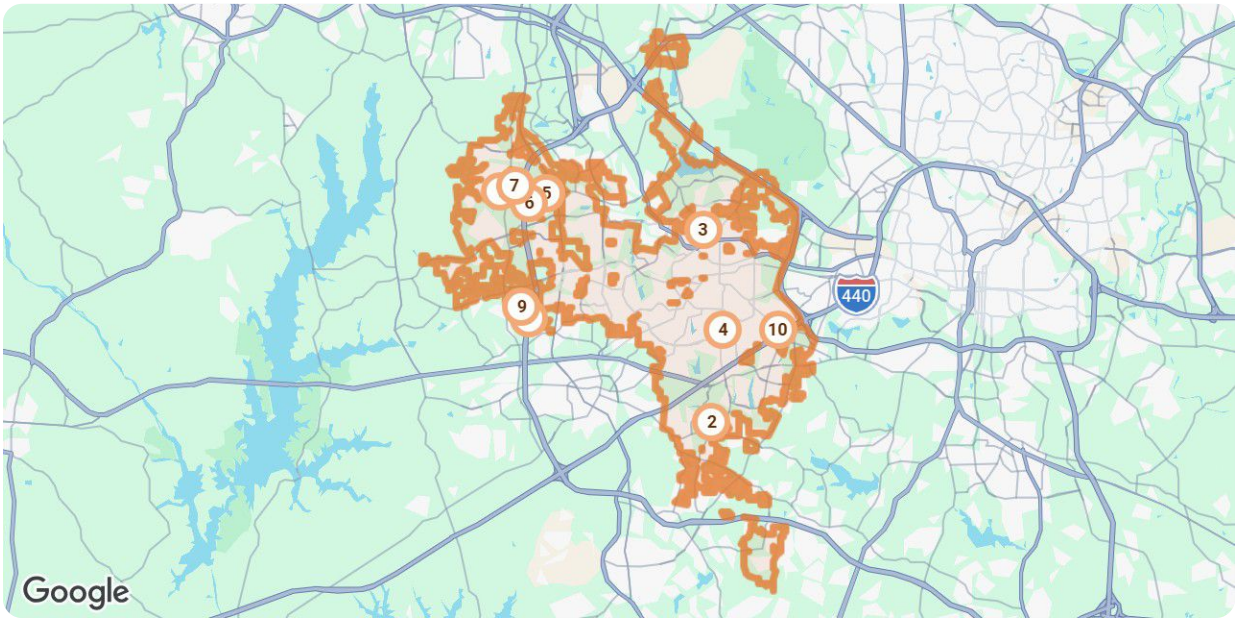
	Pending: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / $ Per Sq Ft	Pending Date / Days in RPR
1	 **810 Blackfriars Loop** **Cary, NC 27519** MLS ID: 10203262 Pending / For Sale *Listing Courtesy of Compass -- Cary*	Single Family	3/3	2,728	5,793 sqft 2012	11/13/2026	$822,900 $302/sq ft	11/17/2026 4 days
2	 **101 Uplands Creek Dr** **Cary, NC 27519** MLS ID: 10202901 Pending / For Sale *Listing Courtesy of Chosen Real Estate Group*	Condo/Townhouse/Apt.	2/2	1,890	4,792 sqft 2003	11/11/2026	$499,000 $264/sq ft	11/17/2026 6 days
3	 **509 Annandale Dr** **Cary, NC 27511** MLS ID: 10203245 Pending / For Sale *Listing Courtesy of Navigate Realty*	Single Family	5/5	3,538	0.71 acres 1981	11/13/2026	$995,000 $281/sq ft	11/16/2026 3 days
4	 **502 Frontgate Dr** **Cary, NC 27519** MLS ID: 10203225 Pending / For Sale *Listing Courtesy of DEBTEAM*	Single Family	5/4	3,375	0.36 acres 2004	11/13/2026	$1,080,000 $320/sq ft	11/16/2026 3 days
5	 **409 Matheson Pl** **Cary, NC 27511** MLS ID: 10189031 Pending / For Sale *Listing Courtesy of EXP Realty LLC*	Condo/Townhouse/Apt.	3/3	1,587	1,307 sqft 2008	8/27/2026	$339,900 $214/sq ft	11/16/2026 81 days
6	 **4311 Wellington Ridge Loop** **Cary, NC 27518** MLS ID: 10197766 Pending / For Sale *Listing Courtesy of Real Broker, LLC*	Condo/Townhouse/Apt.	2/2	1,230	– 1997	10/10/2026	$250,000 $203/sq ft	11/16/2026 37 days
7	 **414 Willow St** **Cary, NC 27511** MLS ID: 10191332 Pending / For Sale *Listing Courtesy of Coldwell Banker HPW*	Single Family	4/5	4,665	0.26 acres 2027	9/8/2026	$2,550,000 $547/sq ft	11/16/2026 69 days
8	 **118 Agassi Ct** **Cary, NC 27511** MLS ID: 10202162 Pending / For Sale *Listing Courtesy of Choice Residential Real Estate*	Single Family	4/3	2,340	8,712 sqft 1993	11/6/2026	$630,000 $269/sq ft	11/15/2026 9 days
9	 **1305 Granholm Rd, Unit 101** **Cary, NC 27519** MLS ID: 10186520 Pending / For Sale *Listing Courtesy of SM North Carolina Brokerage*	Condo/Townhouse/Apt.	2/3	1,576	9,148 sqft 2026	8/14/2026	$375,000 $238/sq ft	11/15/2026 93 days
10	 **1305 Granholm Rd, Unit 307** **Cary, NC 27519** MLS ID: 10195656 Pending / For Sale *Listing Courtesy of SM North Carolina Brokerage*	Condo/Townhouse/Apt.	3/3	2,452	– 2026	9/30/2026	$430,000 $175/sq ft	11/15/2026 46 days

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Cary, North Carolina

Closed

Source: Public Records and Listings



Legend

Closed

Closed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
1  **318 Arvo Ln** **Cary, NC 27513** MLS ID: 10195687 Closed / For Sale *Courtesy of Robbins and Associates Realty*	Single Family	3/2	1,395	6,098 sqft 1992	11/16/2026 9 days	$380,000 $272/sq ft	↑ 1.33%
2  **304 Catlin Rd** **Cary, NC 27519** MLS ID: 10188887 Closed / For Sale *Courtesy of ERA Live Moore*	Single Family	4/3	2,352	0.25 acres 1994	11/16/2026 47 days	$525,000 $223/sq ft	↓ 2.6%
3  **902 Ravendale Pl** **Cary, NC 27513** MLS ID: 10179523 Closed / For Sale *Courtesy of eXp Realty, LLC - C*	Single Family	4/4	3,342	9,583 sqft 2006	11/13/2026 87 days	$1,025,000 $307/sq ft	↓ 6.39%
4  **1015 Venetian Ct** **Cary, NC 27518** MLS ID: 10178235 Closed / For Sale *Courtesy of Real Broker, LLC*	Single Family	4/8	8,949	0.98 acres 2012	11/13/2026 92 days	$3,400,000 $380/sq ft	↓ 10.53%
5  **304 Versailles Dr** **Cary, NC 27511** MLS ID: 10194104 Closed / For Sale *Courtesy of Choice Residential Real Estate*	Single Family	5/4	4,416	0.53 acres 1990	11/13/2026 5 days	$1,698,000 $385/sq ft	↑ 6.13%

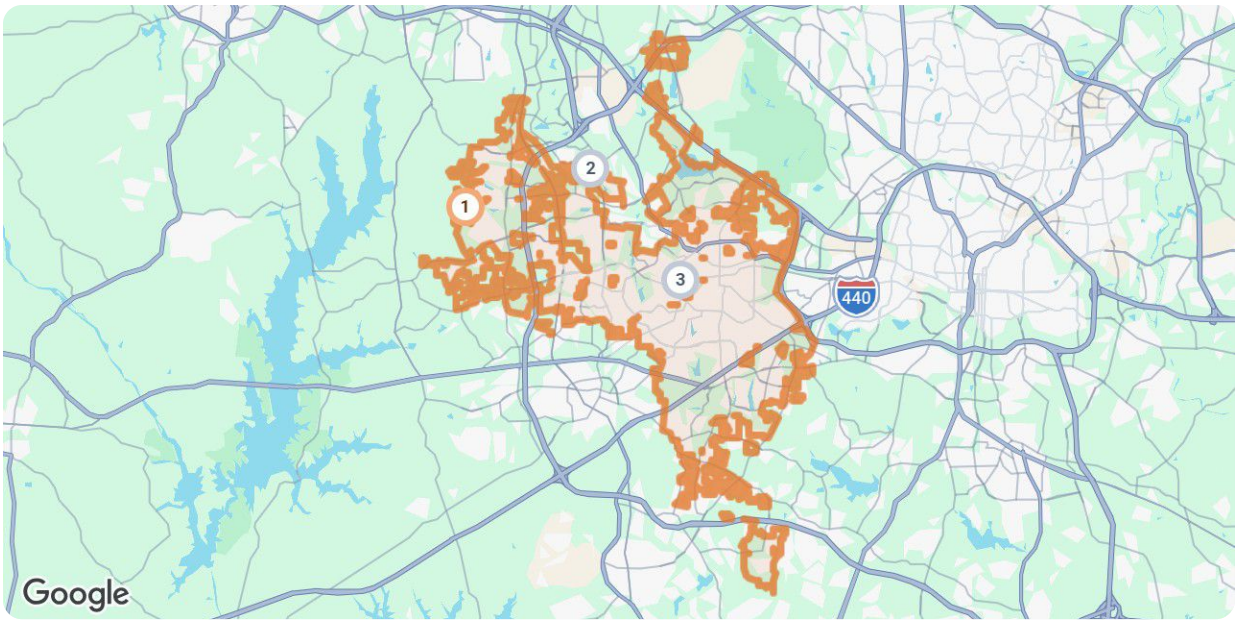
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Cary, North Carolina

	Closed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
6	 **102 Anamoor Dr** **Cary, NC 27513** MLS ID: 10190898 Closed / For Sale *Courtesy of Universal Realty*	Condo/Townhouse/Apt.	3/3	1,811	1,742 sqft 2006	11/12/2026 14 days	$351,900 $194/sq ft	↓ 4.11%
7	 **521 Ansley Ridge Pl** **Cary, NC 27518** MLS ID: 10198721 Closed / For Sale *Courtesy of Christina Valkanoff Realty Group*	Single Family	5/5	3,977	0.28 acres 2023	11/12/2026 8 days	$1,355,000 $341/sq ft	↑ 1.12%
8	 **100 Escher Ln** **Cary, NC 27511** MLS ID: 10197229 Closed / For Sale *Courtesy of EXP Realty LLC*	Single Family	4/3	2,050	0.34 acres 1981	11/12/2026 14 days	$423,000 $206/sq ft	↓ 3.86%
9	 **308 Kelso Ct** **Cary, NC 27511** MLS ID: 10196807 Closed / For Sale *Courtesy of Keller Williams Legacy*	Single Family	3/3	2,234	4,356 sqft 1980	11/12/2026 10 days	$985,000 $441/sq ft	–
10	 **215 Old Pros Way** **Cary, NC 27513** MLS ID: 10178563 Closed / For Sale *Courtesy of RE/MAX United*	Single Family	3/3	3,220	10,454 sqft 1994	11/12/2026 48 days	$1,175,000 $365/sq ft	↓ 4.08%

Distressed

Source: Public Records and Listings



Legend

- Closed
- Off Market, Hold, Withdrawn, Expired, or Canceled

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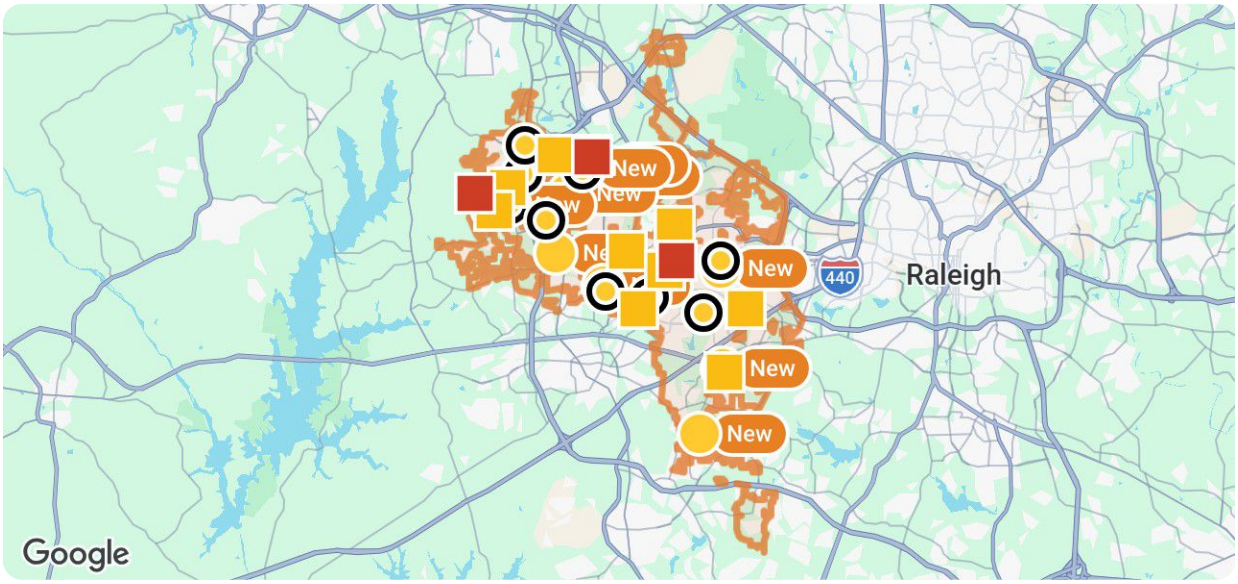
	Distressed: 3 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft	Distressed Date / Type
1	 **233 Keythorpe Ln** **Cary, NC 27519** **Closed / Public Record**	Single Family	5/4	3,267	0.36 acres 2017	– – days	– $271/sq ft	10/5/2026 Notice of Default
2	 **654 Berry Chase Way** **Cary, NC 27519** **Off Market / Public Record**	Condo/Townhouse/Apt.	–/4	1,958	3,049 sqft 2014	– – days	– $234/sq ft	10/17/2026 Notice of Foreclosure Sale
3	 **211 Orchard Park Dr** **Cary, NC 27513** **Off Market / Public Record**	Condo/Townhouse/Apt.	–/3	1,240	1,742 sqft 1999	– – days	– $245/sq ft	10/9/2026 Notice of Foreclosure Sale

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Cary, North Carolina

Summary

For Lease Activity in the Last 3 Months



Legend

- For Lease
- For Lease Pending
- Distressed
- Recently Leased

	New	Pending	Closed	Distressed
Number of Properties	10	10	10	3
Lowest Listing Price / Est.Value	$1,500	$1,595	$1,795	$303,970
Median Listing Price / Est.Value	$2,545	$2,073	$2,308	$457,460
Highest Listing Price / Est.Value	$6,000	$3,500	$5,500	$701,954
Average Price / sqft	$1	$1	$1	$231
Median Price / sqft	$1	$1	$1	$234
Average Days in RPR	3	51	45	–
Median Days in RPR	4	47	38	–
Total Volume	$28,285	$22,035	$28,650	$1,463,384
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

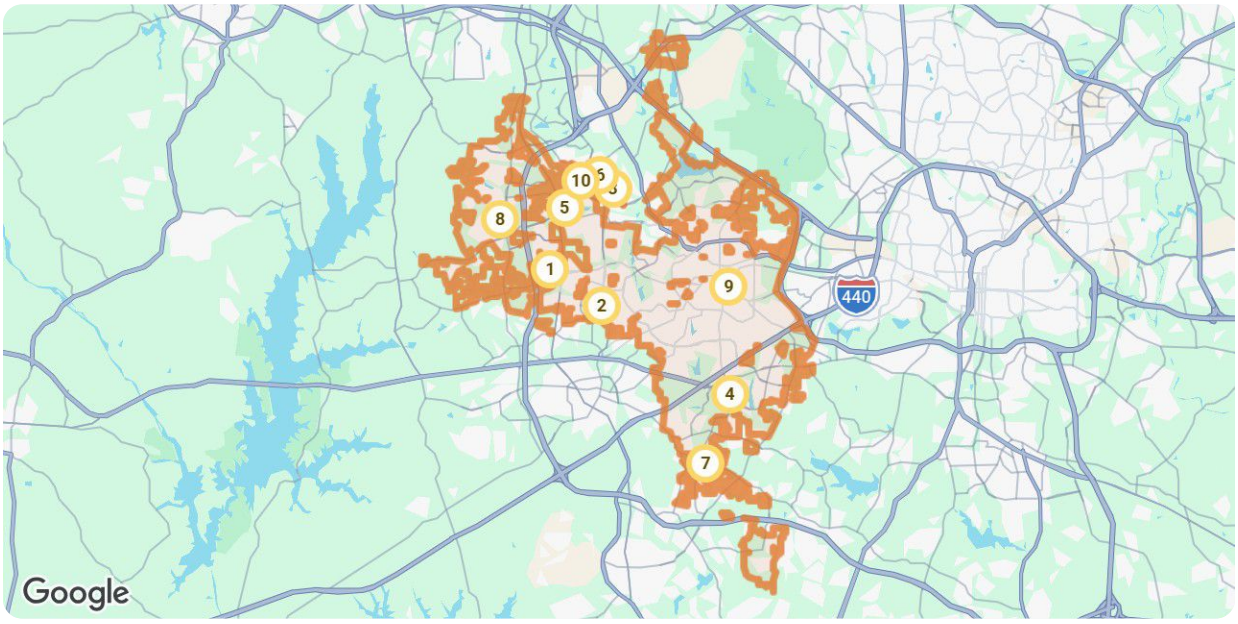
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Cary, North Carolina

Market Activity Breakdown

New

Source: Listings



Legend

Active For Lease

New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
1  **606 Queensferry Rd Cary, NC 27511** MLS ID: 10203623 Active / For Lease *Courtesy of Kalisiak Properties*	Single Family	3/3	3,430	0.65 acres	1971	11/16/2026 – days	$6,000 mo. $2/sq ft
2  **923 Rosepine Dr Cary, NC 27519** MLS ID: 10203531 Active / For Lease *Courtesy of CHK Realty*	Condo/Townhouse/Apt.	3/3	2,135	1,742 sqft	2017	11/15/2026 1 day	$2,250 mo. $1/sq ft
3  **1705 Starlit Sky Ln Cary, NC 27519** MLS ID: 10203660 Active / For Lease *Courtesy of Evershine Properties, Inc.*	Condo/Townhouse/Apt.	4/4	2,200	2,178 sqft	2022	11/14/2026 2 days	$2,495 mo. $1/sq ft
4  **1007 Freeport Dr Cary, NC 27519** MLS ID: 10203390 Active / For Lease *Courtesy of CASA BORKAR REALTY LLC*	Condo/Townhouse/Apt.	2/3	1,470	1,307 sqft	2006	11/13/2026 3 days	$1,800 mo. $1/sq ft
5  **103 Sea Glass Ct Cary, NC 27519** MLS ID: 10203418 Active / For Lease *Courtesy of LP Realty*	Single Family	4/3	2,800	0.27 acres	2009	11/13/2026 3 days	$2,900 mo. $1/sq ft

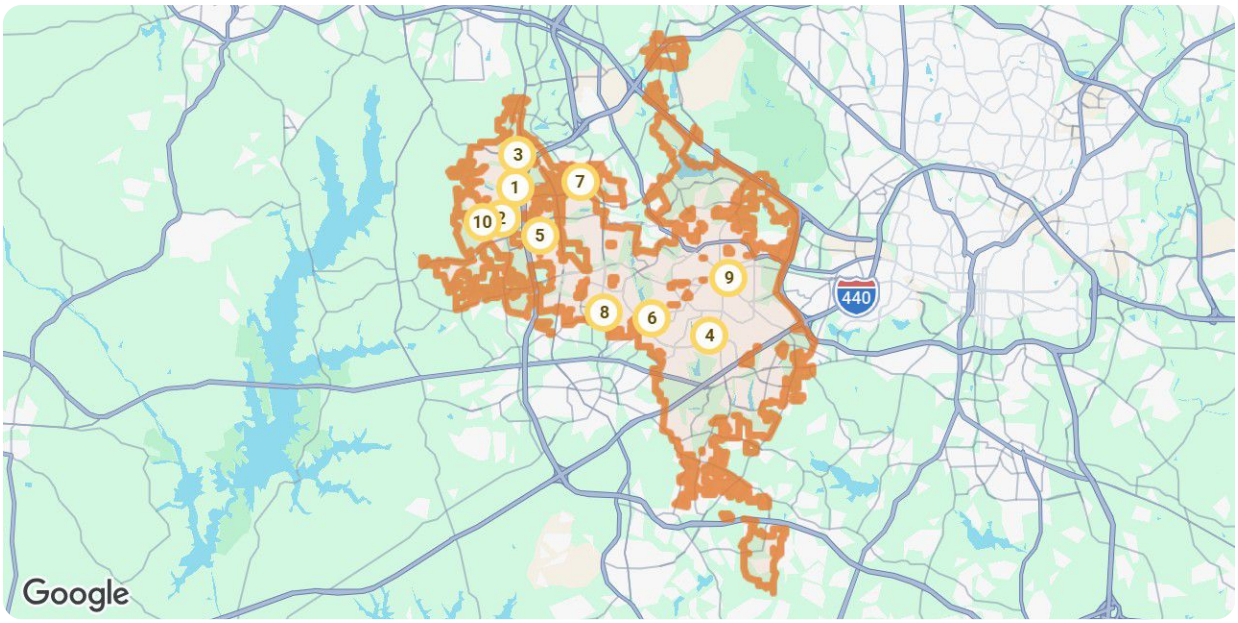
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Cary, North Carolina

New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
6  **1037 Cozy Oak Ave** **Cary, NC 27519** MLS ID: 10202963 Active / For Lease *Courtesy of LA Realty LLC*	Single Family	3/3	3,744	8,712 sqft	2013	11/12/2026 4 days	$3,695 mo. $1/sq ft
7  **1168 Premier Key Dr** **Cary, NC 27513** MLS ID: 10203102 Active / For Lease *Courtesy of Bev Roberts Rentals*	Single Family	5/4	3,326	4,356 sqft	2019	11/12/2026 4 days	$3,150 mo. $1/sq ft
8  **225 Twin Oaks Pl** **Cary, NC 27511** MLS ID: 10203098 Active / For Lease *Courtesy of Century 21 Triangle Group*	Condo/Townhouse/Apt.	2/3	1,176	1,307 sqft	1980	11/12/2026 4 days	$1,500 mo. $1/sq ft
9  **332 Clementine Dr** **Cary, NC 27519** MLS ID: 10202914 Active / For Lease *Courtesy of Real Triangle Properties LLC*	Condo/Townhouse/Apt.	4/4	2,354	1,742 sqft	2021	11/11/2026 5 days	$2,595 mo. $1/sq ft
10  **126 Longchamp Ln** **Cary, NC 27519** MLS ID: 10202836 Active / For Lease *Courtesy of C&G Realty*	Single Family	3/3	1,960	2,178 sqft	2007	11/11/2026 5 days	$1,900 mo. $1/sq ft

Pending

Source: Listings



Legend

Active For Lease

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Cary, North Carolina

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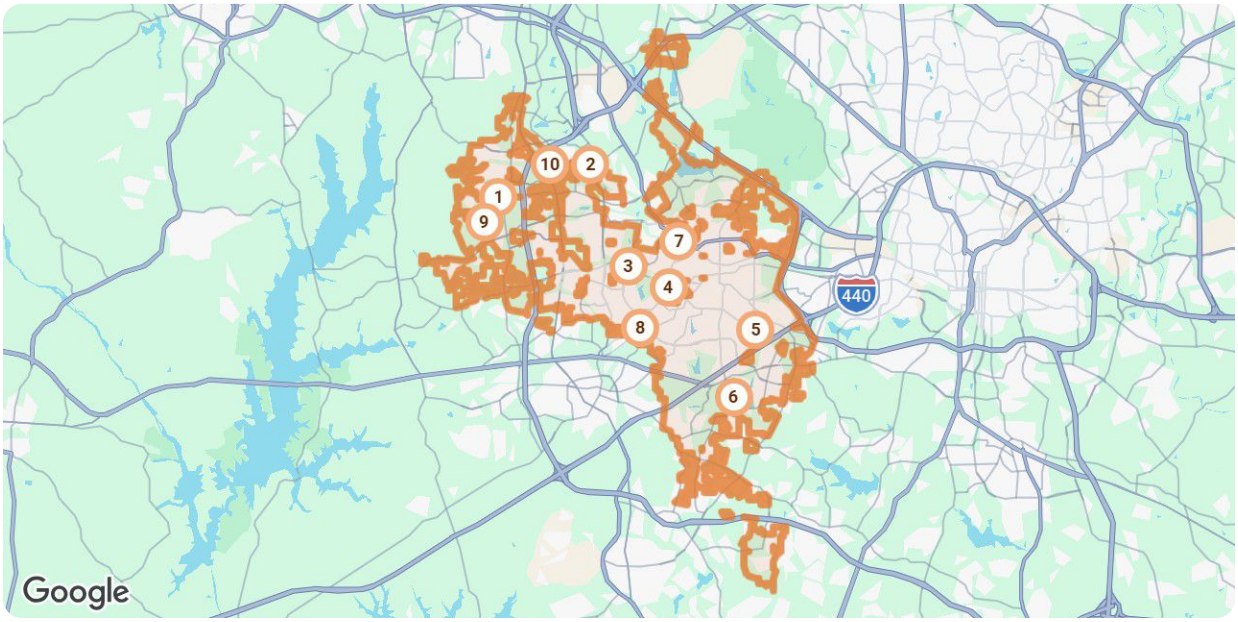
Pending: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / $ Per Sq Ft	Pending Date / Days in RPR
1  **1182 Fairlane Rd** **Cary, NC 27511** MLS ID: 10195575 Pending / For Lease *Courtesy of Coldwell Banker HPW*	Single Family	4/2	2,280	0.33 acres 2009	9/26/2026	$2,600 mo. $1/sq ft	11/14/2026 49 days
2  **103 Unaka Ct** **Cary, NC 27519** MLS ID: 10177855 Pending / For Lease *Courtesy of Above All Property Management*	Single Family	3/3	1,658	5,227 sqft 1997	7/2/2026	$2,155 mo. $1/sq ft	11/13/2026 134 days
3  **1046 Salt Glaze Ln** **Cary, NC 27519** MLS ID: 10197795 Pending / For Lease *Courtesy of RTP Properties LLC*	Condo/Townhouse/Apt.	4/4	2,100	1,307 sqft 2019	10/10/2026	$2,250 mo. $1/sq ft	11/12/2026 33 days
4  **205 Electra Dr** **Cary, NC 27513** MLS ID: 10193196 Pending / For Lease *Courtesy of Clark Properties of Raleigh, L*	Single Family	3/2	1,350	0.31 acres 1984	9/17/2026	$1,900 mo. $1/sq ft	11/11/2026 55 days
5  **214 Clearport Dr** **Cary, NC 27519** MLS ID: 10192728 Pending / For Lease *Courtesy of Broad Home Realty, LLC*	Single Family	5/4	3,687	0.49 acres 1998	9/15/2026	$3,500 mo. $1/sq ft	11/10/2026 56 days
6  **129 Dove Cottage Ln** **Cary, NC 27519** MLS ID: 10201362 Pending / For Lease *Courtesy of Triangle Investment Realty*	Condo/Townhouse/Apt.	3/4	1,981	1,307 sqft 2007	11/2/2026	$1,895 mo. $1/sq ft	11/9/2026 7 days
7  **918 Portstewart Dr** **Cary, NC 27519** MLS ID: 10200723 Pending / For Lease *Courtesy of Real Triangle Properties LLC*	Condo/Townhouse/Apt.	2/3	1,408	– 2008	10/29/2026	$1,595 mo. $1/sq ft	11/8/2026 10 days
8  **105 Cameron Ct** **Cary, NC 27511** MLS ID: LP769814 Pending / For Lease *Courtesy of SCHAMBS PROPERTY MANAGEMENT GROUP, INC.*	Single Family	3/2	1,451	8,712 sqft 1980	9/23/2026	$2,150 mo. $1/sq ft	11/6/2026 44 days
9  **3917 Brokenshire St** **Cary, NC 27519** MLS ID: 10178740 Pending / For Lease *Courtesy of Carolina First Property Management LLC*	Condo/Townhouse/Apt.	3/4	1,808	1,307 sqft 2014	7/8/2026	$1,995 mo. $1/sq ft	11/4/2026 119 days
10  **101 Copper Green St** **Cary, NC 27513** MLS ID: 771762 Pending / For Lease *Courtesy of SCHAMBS PROPERTY MANAGEMENT GROUP, INC.*	Single Family	3/3	1,695	9,583 sqft 1993	10/30/2026	$1,995 mo. $1/sq ft	11/4/2026 5 days

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Closed

Source: Public Records and Listings



Legend

Closed

Closed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
1  **101 Copper Green St** **Cary, NC 27513** MLS ID: LP771762 Closed / For Lease *Courtesy of SCHAMBS PROPERTY MANAGEMENT GROUP, INC.*	Single Family	3/3	1,695	9,583 sqft 1993	11/16/2026 5 days	– $1/sq ft	–
2  **302 Rushingwater Dr** **Cary, NC 27513** MLS ID: 10189072 Closed / For Lease *Courtesy of ML Sullivan Property Managemen*	Single Family	–/2	1,826	9,583 sqft 1993	11/15/2026 58 days	– $1/sq ft	–
3  **4226 Vallonia Dr** **Cary, NC 27519** MLS ID: 10202510 Closed / For Lease *Courtesy of Primus Realty LLC*	Condo/Townhouse/Apt.	3/4	2,717	3,049 sqft 2016	11/15/2026 14 days	– $1/sq ft	–
4  **311 Wax Myrtle Ct** **Cary, NC 27513** MLS ID: 10174982 Closed / For Lease *Courtesy of Block & Associates Realty*	Single Family	3/3	1,494	3,920 sqft 1990	11/15/2026 146 days	– $1/sq ft	–
5  **7628 Ballard Hill Ln** **Cary, NC 27519** MLS ID: 10191208 Closed / For Lease *Courtesy of RTP Properties LLC*	Single Family	5/4	4,225	10,019 sqft 2018	11/14/2026 65 days	– $1/sq ft	–

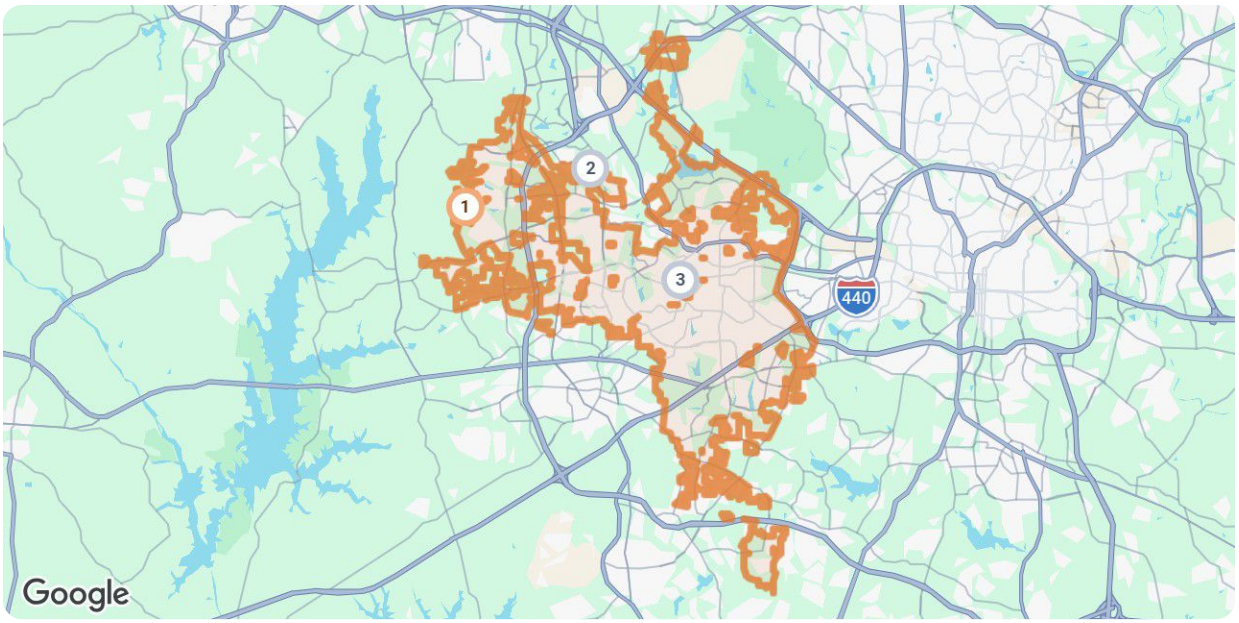
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Cary, North Carolina

Closed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
6  **102 Eyemouth Ct** **Cary, NC 27513** MLS ID: 10197550 Closed / For Lease *Courtesy of Coldwell Banker Advantage*	Single Family	5/5	4,194	0.45 acres 1993	11/13/2026 11 days	– $1/sq ft	–
7  **402 Windy Peak Loop** **Cary, NC 27519** MLS ID: 10192338 Closed / For Lease *Courtesy of Pinnacle Realty*	Single Family	3/3	1,640	6,098 sqft 2009	11/13/2026 41 days	– $1/sq ft	–
8  **115 Council Gap Ct** **Cary, NC 27513** MLS ID: 10194653 Closed / For Lease *Courtesy of Above All Property Management*	Single Family	4/3	2,691	0.35 acres 1998	11/9/2026 35 days	– $1/sq ft	–
9  **4134 Vallonia Dr** **Cary, NC 27519** MLS ID: 10194307 Closed / For Lease *Courtesy of MMVG Triangle Group LLC*	Condo/Townhouse/Apt.	3/4	2,717	2,178 sqft 2015	11/9/2026 52 days	– $1/sq ft	–
10  **308 Marble Glow Ct** **Cary, NC 27519** MLS ID: LP770687 Closed / For Lease *Courtesy of SCHAMBS PROPERTY MANAGEMENT GROUP, INC.*	Single Family	5/3	2,920	10,454 sqft 2005	11/6/2026 21 days	– $1/sq ft	–

Distressed

Source: Public Records and Listings



Legend

- Closed
- Off Market, Hold, Withdrawn, Expired, or Canceled

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	Distressed: 3 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft	Distressed Date / Type
1	 **233 Keythorpe Ln** **Cary, NC 27519** **Closed / Public Record**	Single Family	5/4	3,267	0.36 acres 2017	– – days	– $271/sq ft	10/5/2026 Notice of Default
2	 **654 Berry Chase Way** **Cary, NC 27519** **Off Market / Public Record**	Condo/Townhouse/Apt.	–/4	1,958	3,049 sqft 2014	– – days	– $234/sq ft	10/17/2026 Notice of Foreclosure Sale
3	 **211 Orchard Park Dr** **Cary, NC 27513** **Off Market / Public Record**	Condo/Townhouse/Apt.	–/3	1,240	1,742 sqft 1999	– – days	– $245/sq ft	10/9/2026 Notice of Foreclosure Sale

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