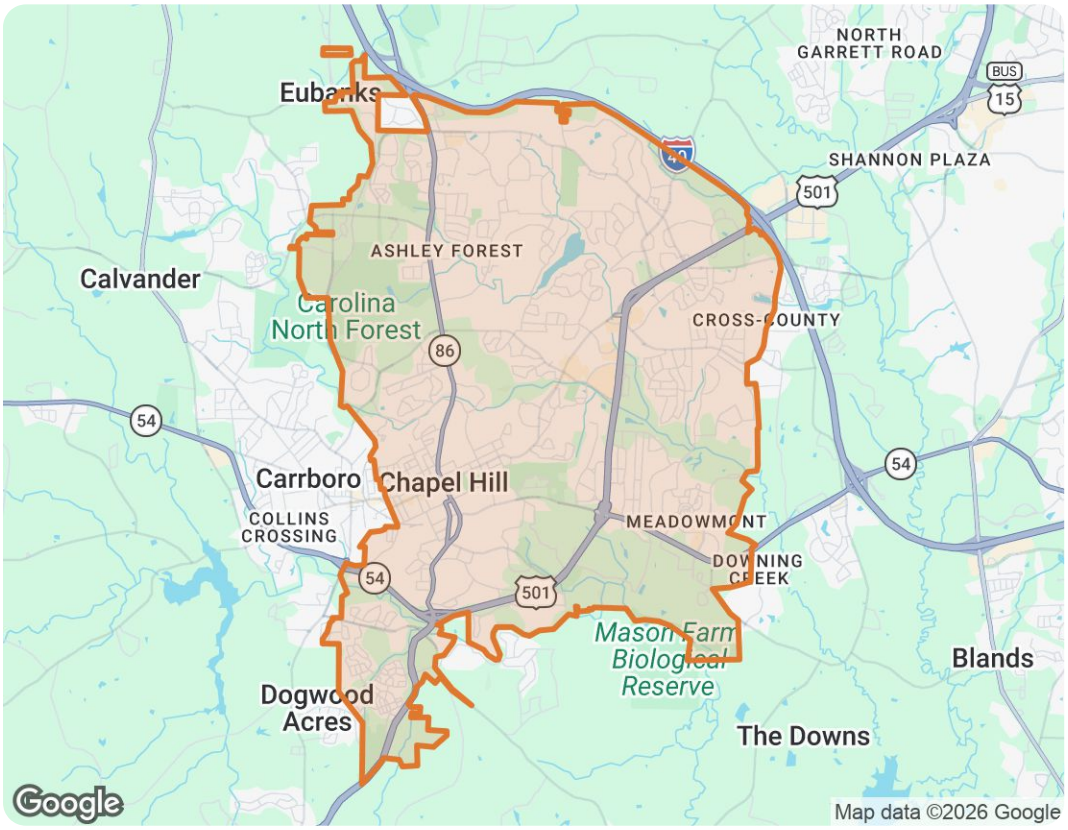
Chapel Hill, North Carolina





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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.

Chapel Hill, North Carolina

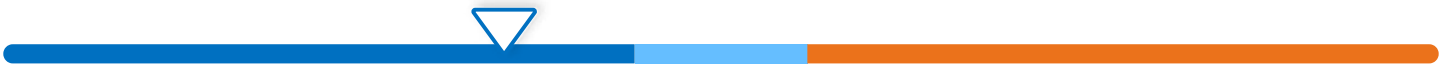
Market Trends

Market Trends for Chapel Hill, 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
4.19	97.5%	34	$561,500
3.23% MoM	0.63% MoM	10.53% MoM	7.86% MoM

October 2026 Median Estimated Property Value

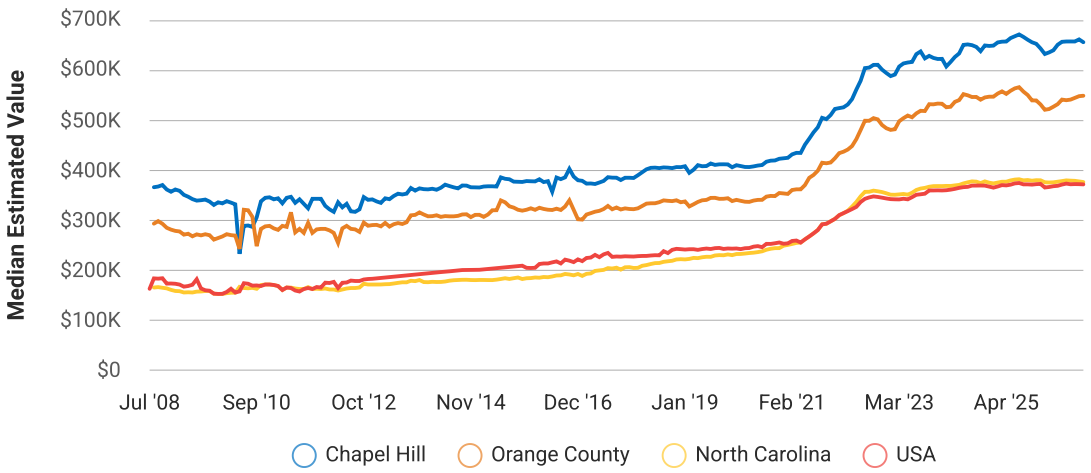
Single Family + Condo/Townhouse/Apt.

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
$655,450	-0.8%	+0%



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Chapel Hill, North Carolina

October 2026 Active Listings

Chapel Hill, North Carolina

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - $549,000

1.1% Month over Month



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Chapel Hill, North Carolina

October 2026 Sold Listings

Chapel Hill, North Carolina

Single Family + Condo/Townhouse/Apt.

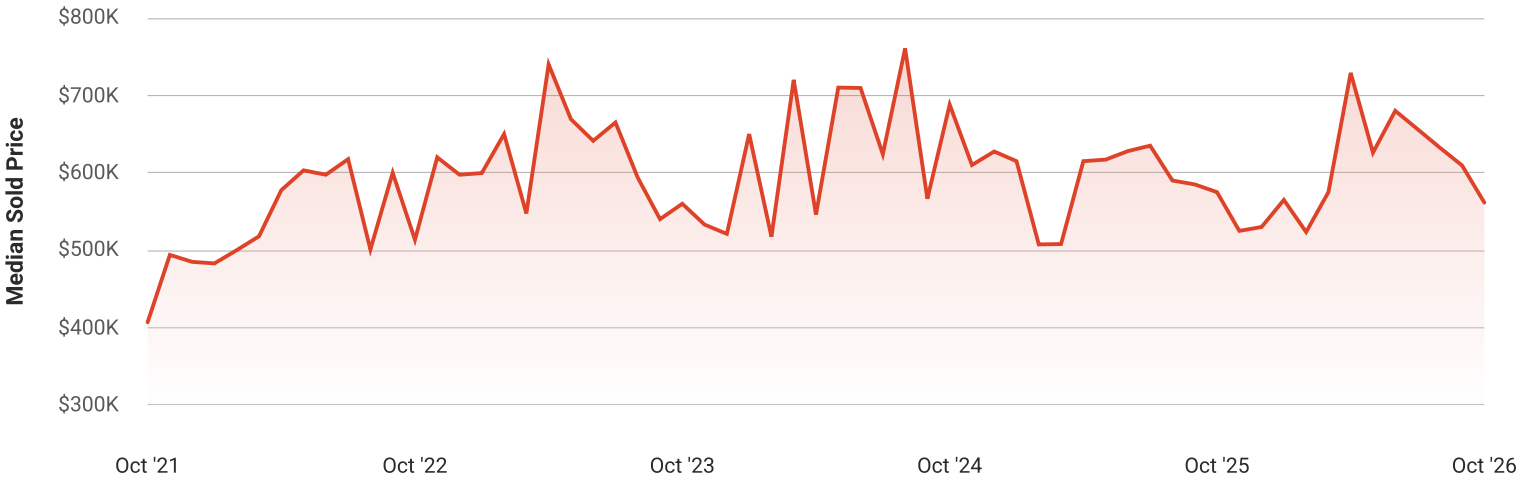
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - $561,500

↓ 7.9% Month over Month



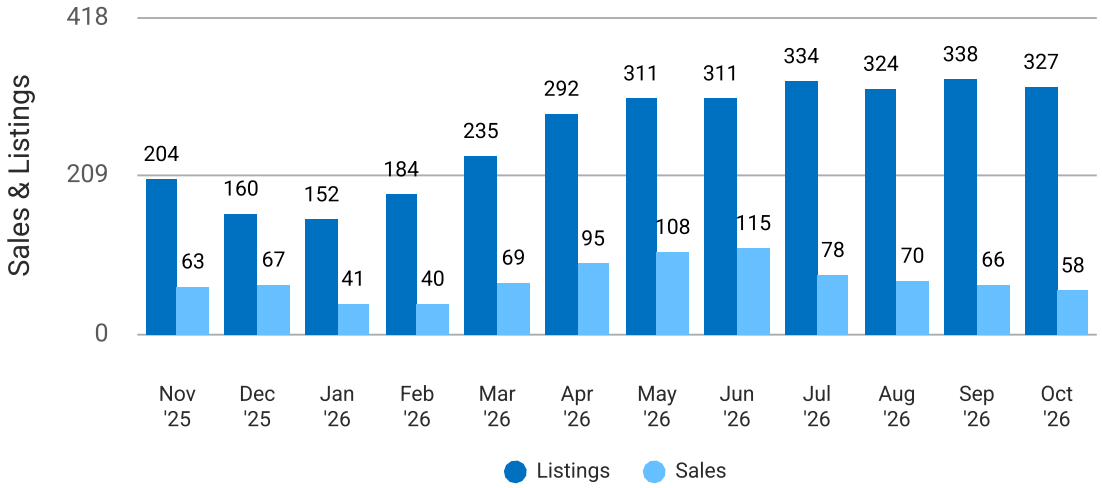
Total Sales and Active Listings in Chapel Hill, North Carolina

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



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Chapel Hill, North Carolina

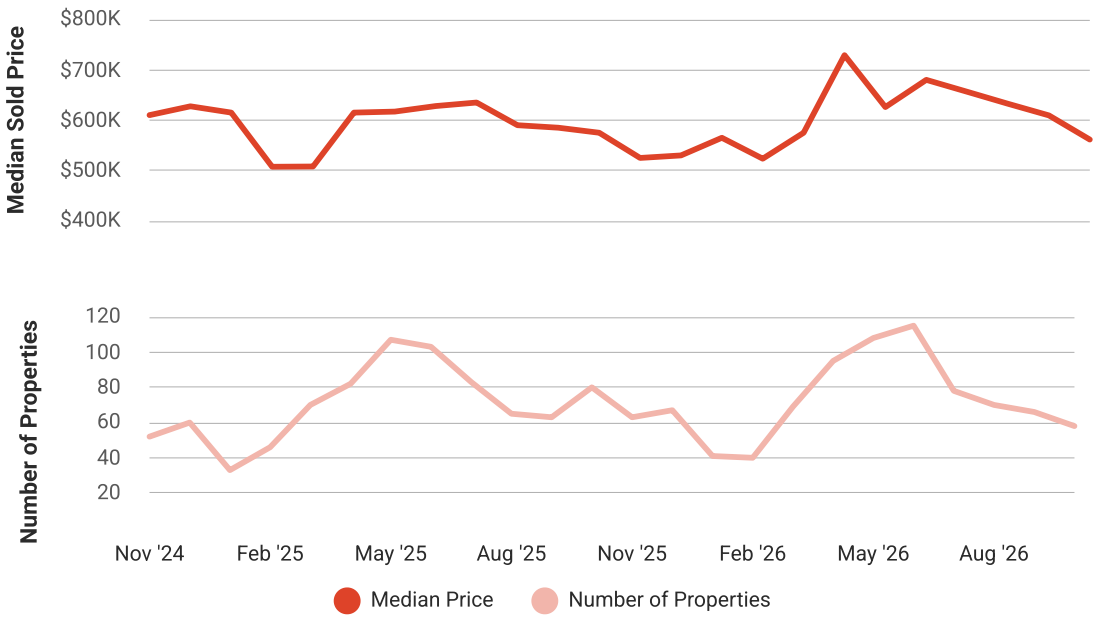
Median Sold Price vs Sold Listings in Chapel Hill, North Carolina

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



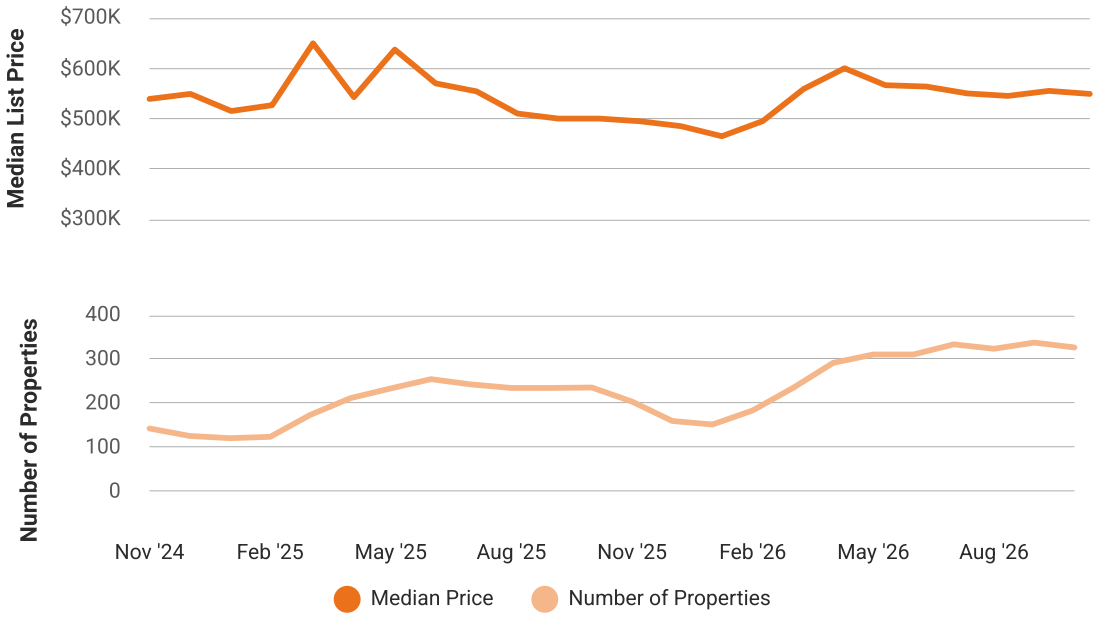
Median List Price vs Active Listings in Chapel Hill, North Carolina

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



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Chapel Hill, North Carolina

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	$655,450	$661,060 -0.85%	$657,000 -0.24%	$655,370 +0.01%	$637,590 +2.8%	$628,240 +4.33%
Median Sold Price Last Updated: 10/31/2026	$561,500	$609,428 -7.86%	$656,350 -14.45%	$575,000 -2.35%	$688,000 -18.39%	$560,000 +0.27%
Median List Price Last Updated: 10/31/2026	$549,000	$555,000 -1.08%	$549,990 -0.18%	$500,000 +9.8%	$589,900 -6.93%	$707,450 -22.4%

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.

Market Activity

Market Activity Filters

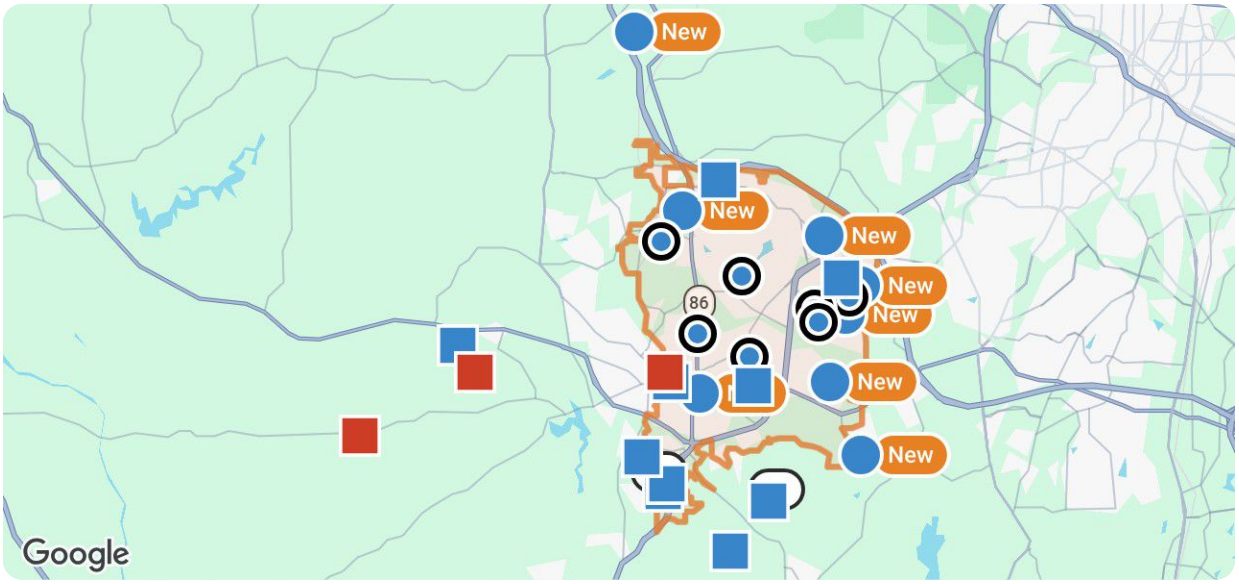
Sort Order: Date
Maximum Properties Per Change Type: 10
Change Types: New Listings, Pending, Closed, Distressed
Property Types: Single Family, Condo/Townhouse/Apt
Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

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Chapel Hill, North Carolina

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	1
Lowest Listing Price / Est.Value	$340,000	$540,000	$371,750	$411,940
Median Listing Price / Est.Value	$489,950	$792,500	$770,000	$411,940
Highest Listing Price / Est.Value	$1,750,000	$2,495,000	$1,037,500	$411,940
Average Price / sqft	$261	$319	$314	$167
Median Price / sqft	$239	$265	$279	$167
Average Days in RPR	4	78	36	–
Median Days in RPR	4	40	18	–
Total Volume	$6,147,900	$9,732,990	$7,262,250	$411,940
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

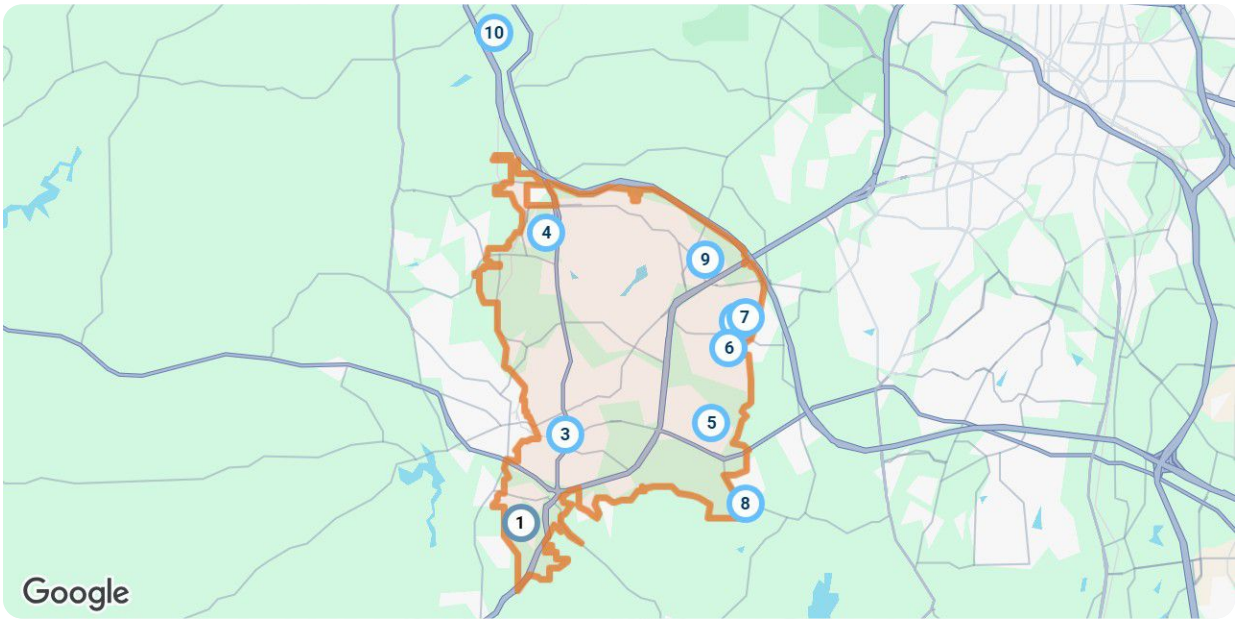
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Chapel Hill, North Carolina

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  **112 Celeste Cir** **Chapel Hill, NC 27517** MLS ID: 10203585 Active / For Sale *Listing Courtesy of Buy Homes With Rose, LLC*	Single Family	3/3	2,081	0.76 acres	1965	11/16/2026 1 day	$480,000 $231/sq ft
2  **239 Hamilton Rd** **Chapel Hill, NC 27517** MLS ID: 10203649 Active / For Sale *Listing Courtesy of The Headley Group Realty*	Single Family	3/2	1,902	0.57 acres	1962	11/16/2026 1 day	$549,000 $289/sq ft
3  **309 Brookside Dr** **Chapel Hill, NC 27516** MLS ID: 10203471 Active / For Sale *Listing Courtesy of Compass -- Chapel Hill - Durham*	Single Family	5/4	3,770	0.6 acres	1952	11/14/2026 3 days	$1,750,000 $464/sq ft
4  **102 Presque Isle Ln, #100** **Chapel Hill, NC 27514** MLS ID: 10203422 Active / For Sale *Listing Courtesy of Compass -- Chapel Hill - Durham*	Condo/Townhouse/Apt.	3/3	2,199	1 acre	2000	11/14/2026 3 days	$400,000 $182/sq ft
5  **1702 Ferrell Rd** **Chapel Hill, NC 27517** MLS ID: 10203355 Active / For Sale *Listing Courtesy of DASH Carolina*	Single Family	5/3	1,942	0.36 acres	1967	11/13/2026 4 days	$499,900 $257/sq ft

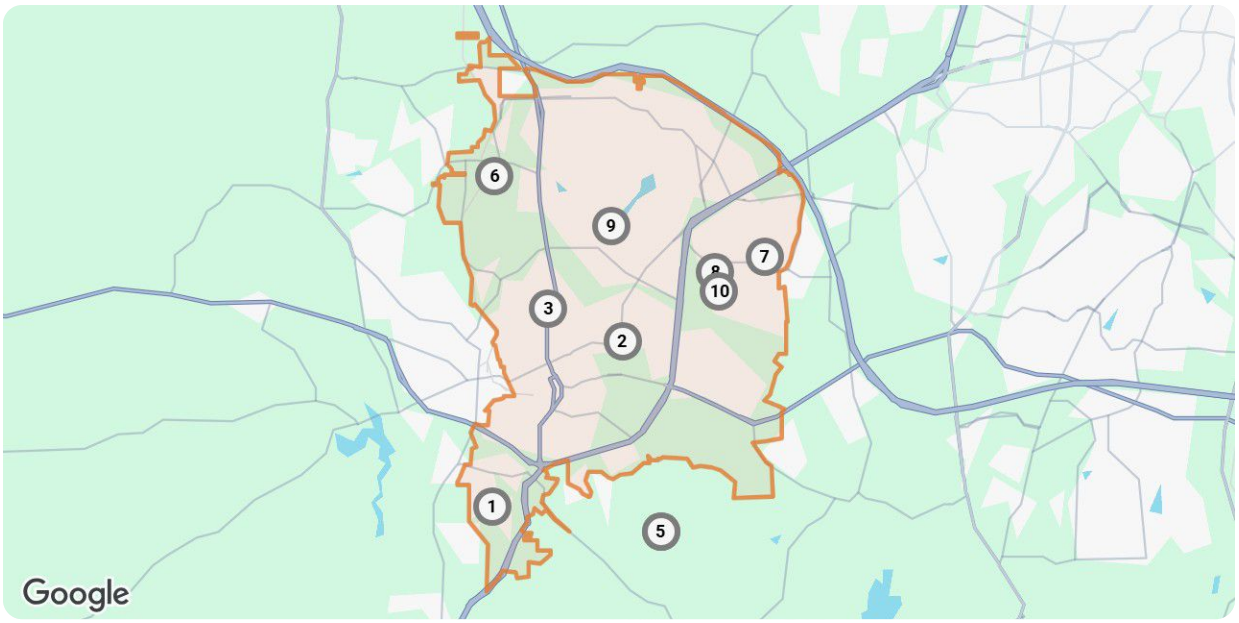
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Chapel Hill, North Carolina

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  **128 Ridge Trl** **Chapel Hill, NC 27516** MLS ID: 10203192 Active / For Sale *Listing Courtesy of Urban Durham Realty*	Condo/Townhouse/Apt.	3/4	2,152	1,306 sqft	1974	11/13/2026 4 days	$340,000 $158/sq ft
7  **8 Tilbury Ct** **Chapel Hill, NC 27517** MLS ID: 10203343 Active / For Sale *Listing Courtesy of Homecoin.com*	Condo/Townhouse/Apt.	3/3	1,627	2,178 sqft	1980	11/13/2026 4 days	$384,000 $236/sq ft
8  **107 Presque Isle Ln, #100** **Chapel Hill, NC 27514** MLS ID: 10203106 Active / For Sale *Listing Courtesy of Compass -- Chapel Hill - Durham*	Condo/Townhouse/Apt.	2/3	1,740	1 acre	2000	11/12/2026 5 days	$395,000 $227/sq ft
9  **100 Eastwood Lake Rd, #A** **Chapel Hill, NC 27514** MLS ID: 10202627 Active / For Sale *Listing Courtesy of Berkshire Hathaway HomeService*	Single Family	4/4	2,243	0.36 acres	1939	11/10/2026 7 days	$725,000 $323/sq ft
10  **1401 Hatch Rd** **Chapel Hill, NC 27516** MLS ID: 10203248 Active / For Sale *Listing Courtesy of Just Be Home Realty*	Single Family	3/3	2,581	2 acres	1977	11/10/2026 7 days	$625,000 $242/sq ft

Pending

Source: Listings



Legend

Pending

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Chapel Hill, North Carolina

REAL ESTATE EXPERTS™

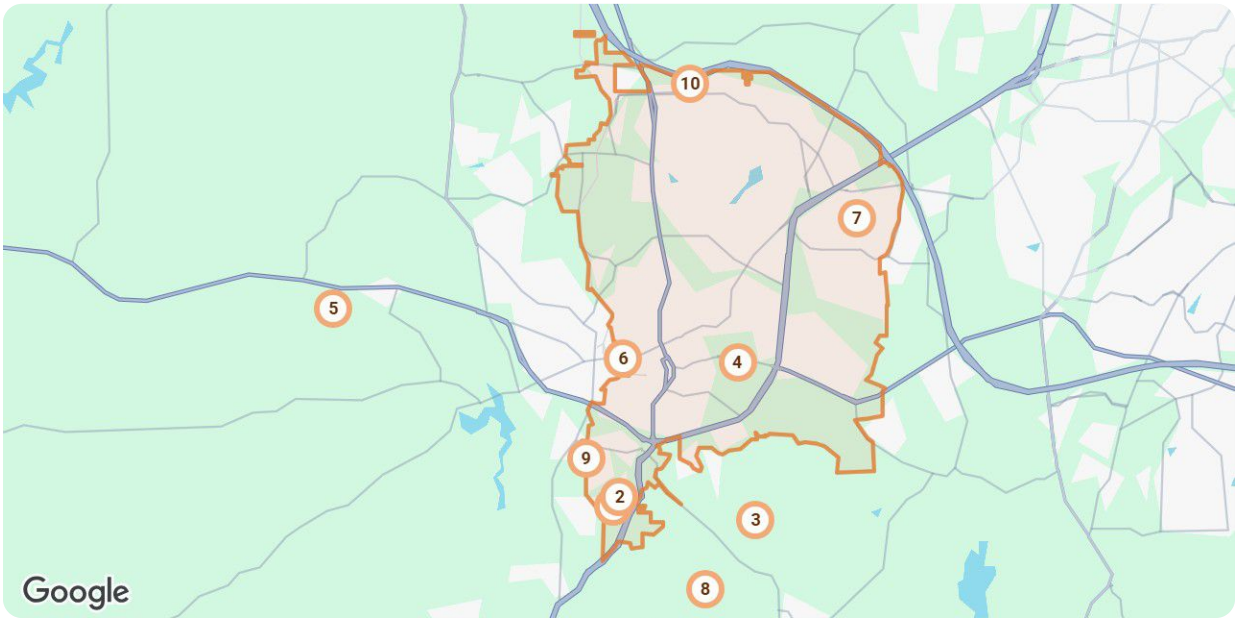
	Pending: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / $ Per Sq Ft	Pending Date / Days in RPR
1	 **135 Stateside Dr** **Chapel Hill, NC 27514** MLS ID: 10202824 Pending / For Sale *Listing Courtesy of Fathom Realty NC, LLC*	Single Family	4/3	1,963	1.65 acres 1974	11/11/2026	$785,000 $400/sq ft	11/17/2026 6 days
2	 **2006 Fireside Dr** **Chapel Hill, NC 27517** MLS ID: 10202184 Pending / For Sale *Listing Courtesy of Nest Realty of the Triangle*	Single Family	4/3	2,110	0.3 acres 1997	11/6/2026	$540,000 $256/sq ft	11/16/2026 10 days
3	 **112 Piano St** **Chapel Hill, NC 27516** MLS ID: 10202983 Pending / For Sale *Listing Courtesy of Compass -- Chapel Hill - Durham*	Single Family	4/3	2,887	4,356 sqft 2015	11/12/2026	$650,000 $225/sq ft	11/16/2026 4 days
4	 **2200 N Lakeshore Dr** **Chapel Hill, NC 27514** MLS ID: 10202176 Pending / For Sale *Listing Courtesy of Keller Williams Elite Realty*	Single Family	3/3	2,949	0.96 acres 1978	11/5/2026	$800,000 $271/sq ft	11/15/2026 10 days
5	 **737 Pinehurst Dr** **Chapel Hill, NC 27517** MLS ID: 10183390 Pending / For Sale *Listing Courtesy of Opendoor Brokerage LLC*	Single Family	5/4	4,090	0.59 acres 1988	7/30/2026	$960,000 $235/sq ft	11/15/2026 108 days
6	 **2067 Trident Maple Ln** **Chapel Hill, NC 27517** MLS ID: 10162917 Pending / For Sale *Listing Courtesy of Tri Pointe Homes Inc*	Condo/Townhouse/Apt.	4/4	2,216	2,178 sqft 2026	4/27/2026	$564,990 $255/sq ft	11/15/2026 202 days
7	 **108 Woodshire Ln** **Chapel Hill, NC 27514** MLS ID: 10175261 Pending / For Sale *Listing Courtesy of EXP Realty LLC*	Single Family	4/3	2,433	0.31 acres 1993	6/19/2026	$628,000 $258/sq ft	11/15/2026 149 days
8	 **112 Rose Ln** **Chapel Hill, NC 27514** MLS ID: 10194838 Pending / For Sale *Listing Courtesy of Inhabit Real Estate*	Single Family	4/3	2,393	0.45 acres 1991	9/25/2026	$960,000 $401/sq ft	11/14/2026 50 days
9	 **120 Donegal Dr** **Chapel Hill, NC 27517** MLS ID: 10198482 Pending / For Sale *Listing Courtesy of Chapel Hill Realty Group, Inc.*	Single Family	4/5	4,377	0.92 acres 1988	10/15/2026	$2,495,000 $570/sq ft	11/13/2026 29 days
10	 **105 Hansen Creek Rd** **Chapel Hill, NC 27516** MLS ID: 10160856 Pending / For Sale *Listing Courtesy of Berkshire Hathaway HomeService*	Single Family	5/5	4,210	4.5 acres 2007	4/17/2026	$1,350,000 $321/sq ft	11/12/2026 209 days

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Chapel Hill, 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  **1407 Oak Tree Dr** **Chapel Hill, NC 27517** MLS ID: 10193137 Closed / For Sale *Courtesy of Berkshire Hathaway HomeService*	Condo/Townhouse/Apt.	3/3	1,308	1 acre 1974	11/16/2026 28 days	$371,750 $284/sq ft	↓ 3.06%
2  **305 Yorktown Dr** **Chapel Hill, NC 27516** MLS ID: 10196147 Closed / For Sale *Courtesy of Flex Realty*	Single Family	5/4	2,378	0.37 acres 1966	11/16/2026 23 days	$555,000 $233/sq ft	–
3  **405 Jewell Dr** **Chapel Hill, NC 27516** MLS ID: 10194525 Closed / For Sale *Courtesy of Compass -- Chapel Hill - Durham*	Single Family	4/4	2,959	6,098 sqft 2012	11/13/2026 11 days	$840,000 $284/sq ft	↓ 2.33%
4  **205 Dairy Glen Rd** **Chapel Hill, NC 27516** MLS ID: 10197092 Closed / For Sale *Courtesy of United Real Estate Triangle*	Single Family	5/5	3,686	0.33 acres 2004	11/12/2026 4 days	$850,000 $231/sq ft	–
5  **112 Dairy Ct** **Chapel Hill, NC 27516** MLS ID: 10173078 Closed / For Sale *Courtesy of Just Be Home Realty*	Single Family	4/3	2,735	0.26 acres 1998	11/12/2026 130 days	$700,000 $256/sq ft	↓ 9.68%

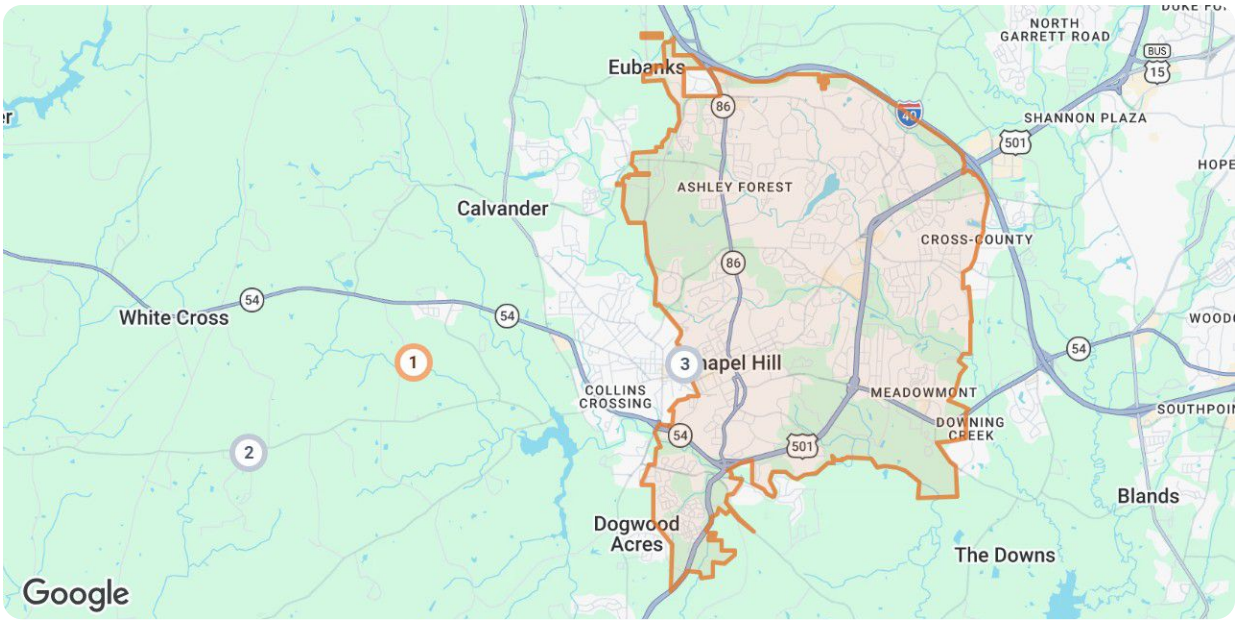
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Chapel Hill, North Carolina

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  **6929 Knotty Pine Dr** **Chapel Hill, NC 27517** MLS ID: 10191429 Closed / For Sale *Courtesy of Berkshire Hathaway HomeService*	Single Family	4/3	2,374	0.42 acres 1986	11/12/2026 4 days	$673,000 $283/sq ft	↑ 0.46%
7  **209 Old Larkspur Way** **Chapel Hill, NC 27516** MLS ID: 10197574 Closed / For Sale *Courtesy of Nest Realty of the Triangle*	Single Family	4/4	3,235	8,712 sqft 2003	11/12/2026 4 days	$890,000 $275/sq ft	↑ 4.71%
8  **617 Park Pl** **Chapel Hill, NC 27514** MLS ID: 10192211 Closed / For Sale *Courtesy of Long & Foster Real Estate INC*	Single Family	1/1	638	2,178 sqft 1932	11/12/2026 12 days	$495,000 $776/sq ft	↑ 2.06%
9  **416 Brookside Dr** **Chapel Hill, NC 27516** MLS ID: 10180336 Closed / For Sale *Courtesy of Keller Williams Elite Realty*	Single Family	4/4	3,508	0.6 acres 1957	11/10/2026 62 days	$1,037,500 $296/sq ft	↓ 5.68%
10  **101 Collinson Dr** **Chapel Hill, NC 27514** MLS ID: 10182742 Closed / For Sale *Courtesy of Mark Spain Real Estate*	Single Family	5/5	3,885	0.7 acres 1996	11/10/2026 78 days	$850,000 $219/sq ft	↓ 1.73%

Distressed

Source: Public Records and Listings



Legend

Off Market, Hold, Withdrawn, Expired, or Canceled

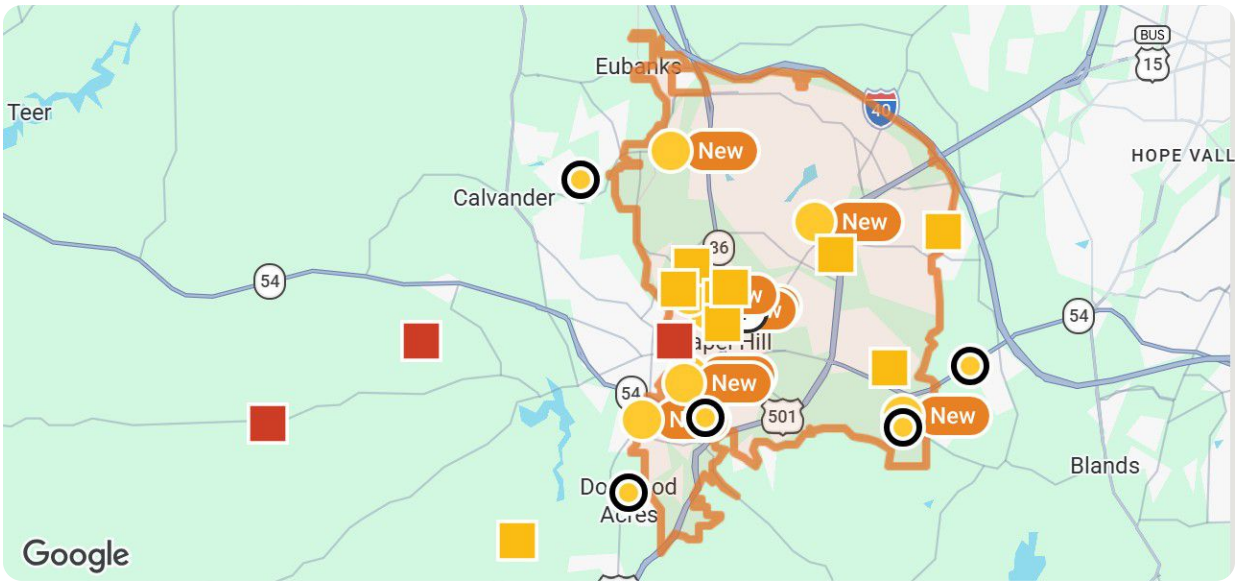
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Chapel Hill, North Carolina

Distressed: 1 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  3510 Old Greensboro Rd Chapel Hill, NC 27516 Off Market / Public Record	Single Family	3/2	2,470	1.6 acres 1941	– – days	– $167/sq ft	9/26/2026 Notice of Foreclosure Sale

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	4	10	1
Lowest Listing Price / Est.Value	$1,450	$1,550	$1,595	$411,940
Median Listing Price / Est.Value	$1,848	$2,088	$2,348	$411,940
Highest Listing Price / Est.Value	$5,500	$4,200	$4,995	$411,940
Average Price / sqft	$2	$2	$2	$167
Median Price / sqft	$1	$3	$2	$167
Average Days in RPR	10	56	32	–
Median Days in RPR	12	61	17	–
Total Volume	$23,015	$9,925	$25,795	$411,940
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

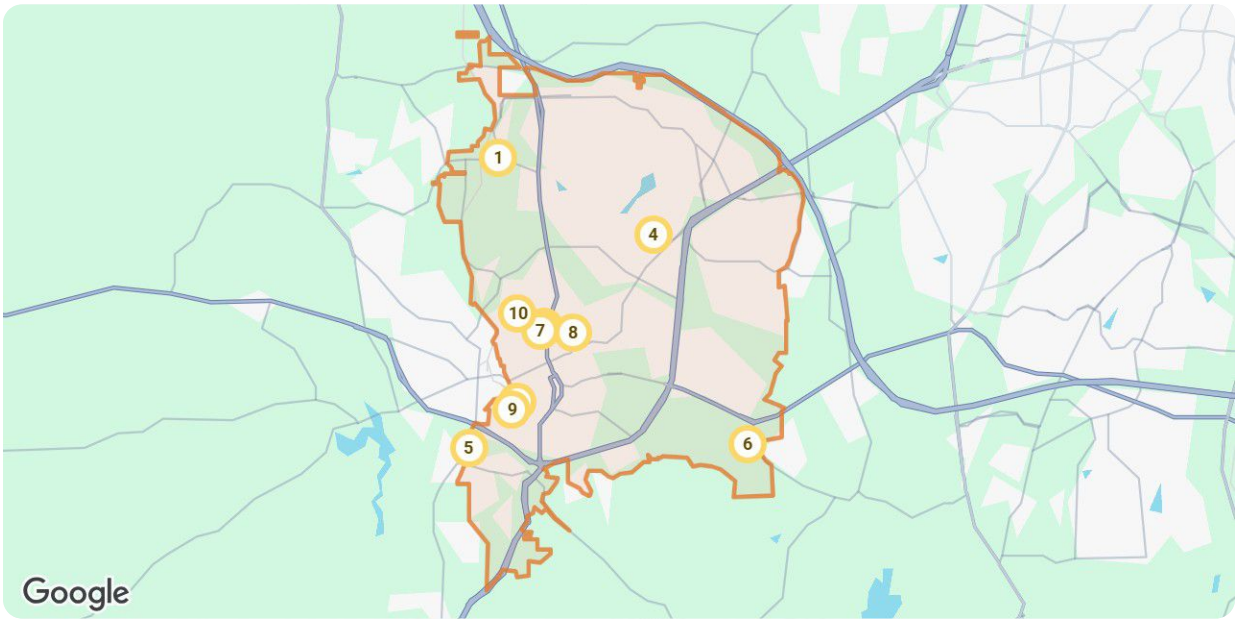
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Chapel Hill, North Carolina

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  **133 Graylyn Dr** **Chapel Hill, NC 27516** MLS ID: 10203450 Active / For Lease *Courtesy of Berkshire Hathaway HomeService*	Single Family	5/4	3,218	10,019 sqft	1999	11/14/2026 3 days	$5,500 mo. $2/sq ft
2  **735 Tinkerbell Rd** **Chapel Hill, NC 27517** MLS ID: 10203475 Active / For Lease *Courtesy of Berkshire Hathaway HomeService*	Single Family	4/2	2,412	0.47 acres	1966	11/14/2026 3 days	$3,300 mo. $1/sq ft
3  **223 Barclay Rd** **Chapel Hill, NC 27516** MLS ID: 10202962 Active / For Lease *Courtesy of Choice Residential Real Estate*	Single Family	3/1	1,100	0.28 acres	1952	11/11/2026 6 days	$2,100 mo. $2/sq ft
4  **108 Gristmill Ln** **Chapel Hill, NC 27514** MLS ID: 10202871 Active / For Lease *Courtesy of Louise Beck Properties, Inc*	Condo/Townhouse/Apt.	3/3	1,467	871 sqft	1983	11/11/2026 6 days	$1,845 mo. $1/sq ft
5  **220 Elizabeth St, Apt F8** **Chapel Hill, NC 27514** MLS ID: 10201941 Active / For Lease *Courtesy of HCO Properties*	Condo/Townhouse/Apt.	2/3	1,154	1 acre	1965	11/5/2026 12 days	$1,675 mo. $1/sq ft

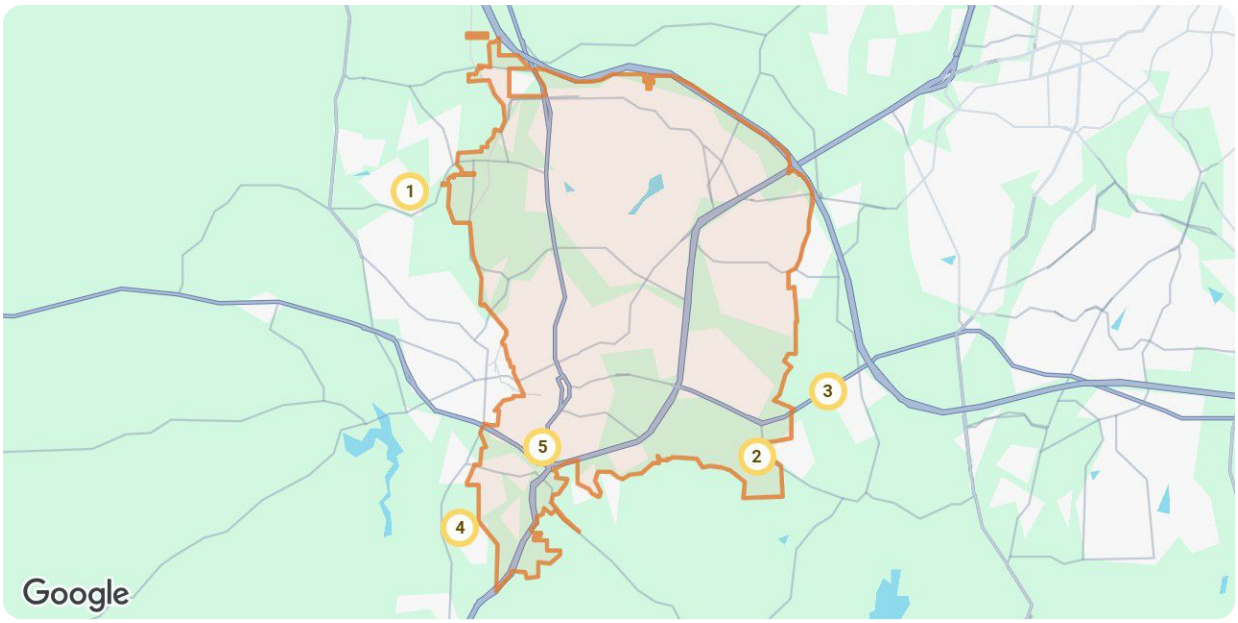
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Chapel Hill, North Carolina

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  **106 Saint Andrews Ln** **Chapel Hill, NC 27517** MLS ID: 10201924 Active / For Lease *Courtesy of HCO Properties*	Condo/Townhouse/Apt.	2/2	1,088	871 sqft	1986	11/5/2026 12 days	$1,550 mo. $1/sq ft
7  **75 Weaver Dairy Rd, #A** **Chapel Hill, NC 27514** MLS ID: 10201885 Active / For Lease *Courtesy of Louise Beck Properties, Inc*	Condo/Townhouse/Apt.	2/2	1,100	0.25 acres	1983	11/5/2026 12 days	$1,795 mo. $2/sq ft
8  **106 Kiley St** **Chapel Hill, NC 27516** MLS ID: 10201403 Active / For Lease *Courtesy of Keller Williams Innovate-Wilm*	Condo/Townhouse/Apt.	2/3	1,288	1,307 sqft	2010	11/2/2026 15 days	$1,950 mo. $2/sq ft
9  **340 Summerwalk Cir** **Chapel Hill, NC 27517** MLS ID: 10201389 Active / For Lease *Courtesy of Triangle Investment Realty*	Condo/Townhouse/Apt.	2/2	1,100	1,306 sqft	1984	11/2/2026 15 days	$1,450 mo. $1/sq ft
10  **381 Summerwalk Cir** **Chapel Hill, NC 27517** MLS ID: 10203356 Active / For Lease *Courtesy of Park Real Estate Management*	Condo/Townhouse/Apt.	3/3	–	0.57 acres	1989	11/1/2026 16 days	$1,850 mo. –/sq ft

Pending

Source: Listings



Legend

Active For Lease

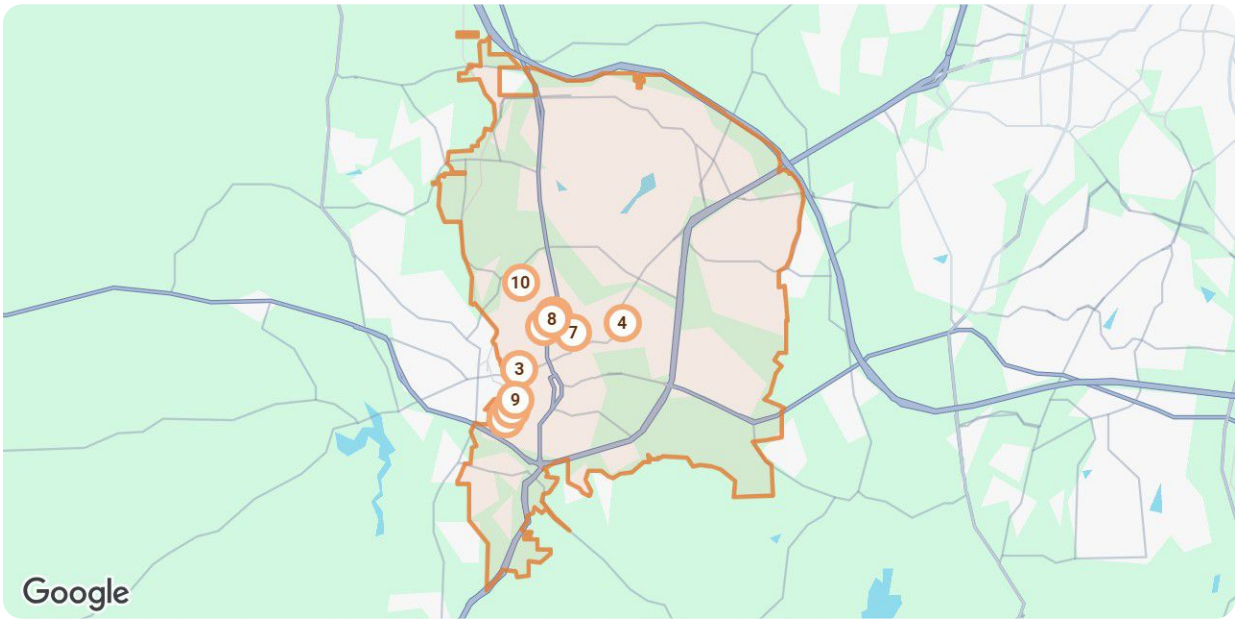
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Chapel Hill, North Carolina

Pending: 4 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  **603 Cotton St** **Chapel Hill, NC 27516** MLS ID: 10201529 Pending / For Lease *Courtesy of Louise Beck Properties, Inc*	Single Family	4/2	1,424	9,147 sqft 1962	11/3/2026	$4,200 mo. $3/sq ft	11/9/2026 6 days
2  **100 N Camellia St** **Chapel Hill, NC 27516** MLS ID: 10184863 Pending / For Lease *Courtesy of Primus Realty LLC*	Condo/Townhouse/Apt.	4/4	2,900	4,356 sqft 2019	7/25/2026	$2,500 mo. $1/sq ft	10/30/2026 97 days
3  **425 Summerwalk Cir** **Chapel Hill, NC 27517** MLS ID: 10183067 Pending / For Lease *Courtesy of Weichert, Realtors-Mark Thomas*	Condo/Townhouse/Apt.	3/3	–	4,356 sqft 1992	7/29/2026	$1,675 mo. –/sq ft	10/24/2026 87 days
4  **407 Coolidge St, Apt B** **Chapel Hill, NC 27516** MLS ID: 10184964 Pending / For Lease *Courtesy of CREC Properties, LLC*	Condo/Townhouse/Apt.	5/2	611	0.4 acres 1947	8/6/2026	$1,550 mo. $3/sq ft	9/9/2026 34 days

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  **116 Stinson St** **Chapel Hill, NC 27516** MLS ID: 10201011 Closed / For Lease *Courtesy of Louise Beck Properties, Inc*	Single Family	2/1	850	0.35 acres 1955	11/16/2026 17 days	– $2/sq ft	–

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Chapel Hill, North Carolina

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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 %
2  **335 Wesley Dr** **Chapel Hill, NC 27516** MLS ID: 10200744 Closed / For Lease *Courtesy of Louise Beck Properties, Inc*	Single Family	3/2	1,850	0.67 acres 1968	11/16/2026 18 days	– $2/sq ft	–
3  **134 Channing Ln** **Chapel Hill, NC 27516** MLS ID: 10162549 Closed / For Lease *Courtesy of Louise Beck Properties, Inc*	Condo/Townhouse/Apt.	3/2	1,832	5,662 sqft 1986	11/13/2026 203 days	– $1/sq ft	–
4  **208 Standish Dr** **Chapel Hill, NC 27517** MLS ID: 10200409 Closed / For Lease *Courtesy of Louise Beck Properties, Inc*	Condo/Townhouse/Apt.	2/3	1,356	1,306 sqft 1987	11/12/2026 16 days	– $1/sq ft	–
5  **214 N Graham St** **Chapel Hill, NC 27516** MLS ID: 10201618 Closed / For Lease *Courtesy of Louise Beck Properties, Inc*	Single Family	5/2	1,852	7,405 sqft 1945	11/9/2026 5 days	– $3/sq ft	–
6  **128 Mallard Ct** **Chapel Hill, NC 27517** MLS ID: 10201476 Closed / For Lease *Courtesy of Louise Beck Properties, Inc*	Condo/Townhouse/Apt.	3/4	1,598	9,147 sqft 1984	11/9/2026 6 days	– $1/sq ft	–
7  **207 Oak Tree Dr** **Chapel Hill, NC 27517** MLS ID: 10201461 Closed / For Lease *Courtesy of Louise Beck Properties, Inc*	Condo/Townhouse/Apt.	3/3	1,324	1 acre 1974	11/9/2026 6 days	– $2/sq ft	–
8  **737 Edwards St, #A** **Chapel Hill, NC 27516** MLS ID: 10197935 Closed / For Lease *Courtesy of Louise Beck Properties, Inc*	Condo/Townhouse/Apt.	4/4	1,408	8,712 sqft 1988	11/6/2026 25 days	– $2/sq ft	–
9  **706 Martin Luther King Jr Blvd,** **Chapel Hill, NC 27514** MLS ID: 10201457 Closed / For Lease *Courtesy of Louise Beck Properties, Inc*	Condo/Townhouse/Apt.	4/2	1,220	1 acre 1984	11/6/2026 3 days	– $2/sq ft	–
10  **400 W Rosemary St, #1** **Chapel Hill, NC 27516** MLS ID: 10199258 Closed / For Lease *Courtesy of Red Door Company*	Condo/Townhouse/Apt.	2/2	1,200	1 acre 2005	11/6/2026 18 days	– $2/sq ft	–

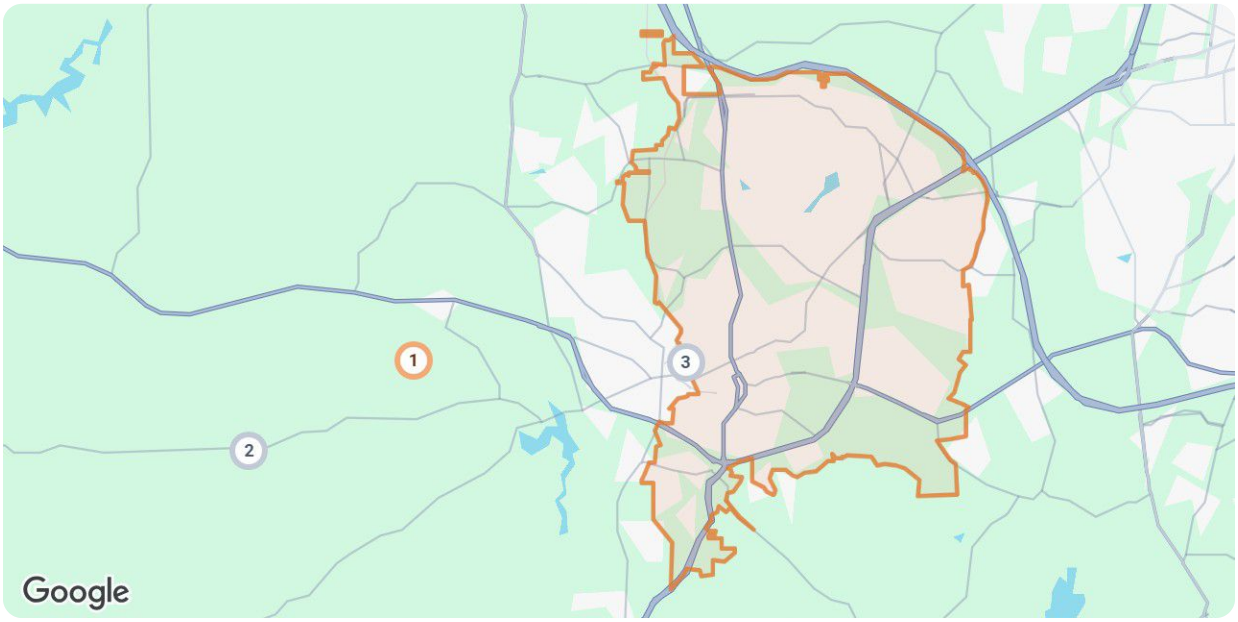
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Chapel Hill, North Carolina

REAL ESTATE EXPERTS™

Distressed

Source: Public Records and Listings



Legend

Off Market, Hold, Withdrawn, Expired, or Canceled

	Distressed: 1 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	 **3510 Old Greensboro Rd** **Chapel Hill, NC 27516** Off Market / Public Record	Single Family	3/2	2,470	1.6 acres 1941	– – days	– $167/sq ft	9/26/2026 Notice of Foreclosure Sale

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