

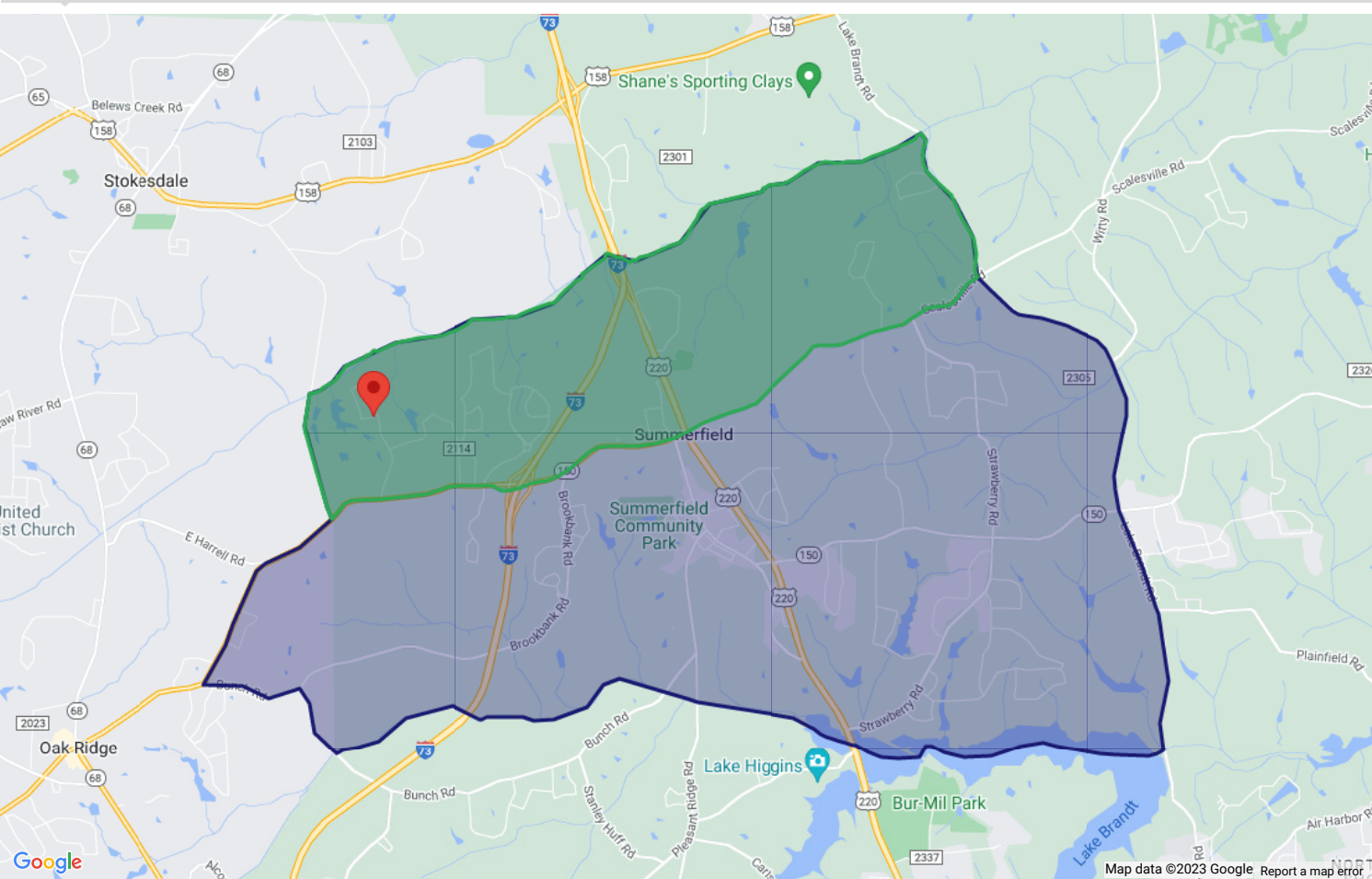
Neighborhood Trends and Forecasts

123 Mockingbird Ln, Summerfield, NC 27358

328 Vital Statistics | 6 Condition Alerts

October 09, 2025

NEIGHBORHOOD MAP



Neighborhood Boundary Micro-neighborhood Boundary

RISING STAR INDEX

Appreciation Potential (3 years)

HIGH



Forecast to **appreciate** between 21% and 30% over the next 3 years

1=Very Low 2=Low 3=Moderate 4=High 5=Rising Star

BLUE CHIP INDEX

Past Appreciation and Existing Fundamentals

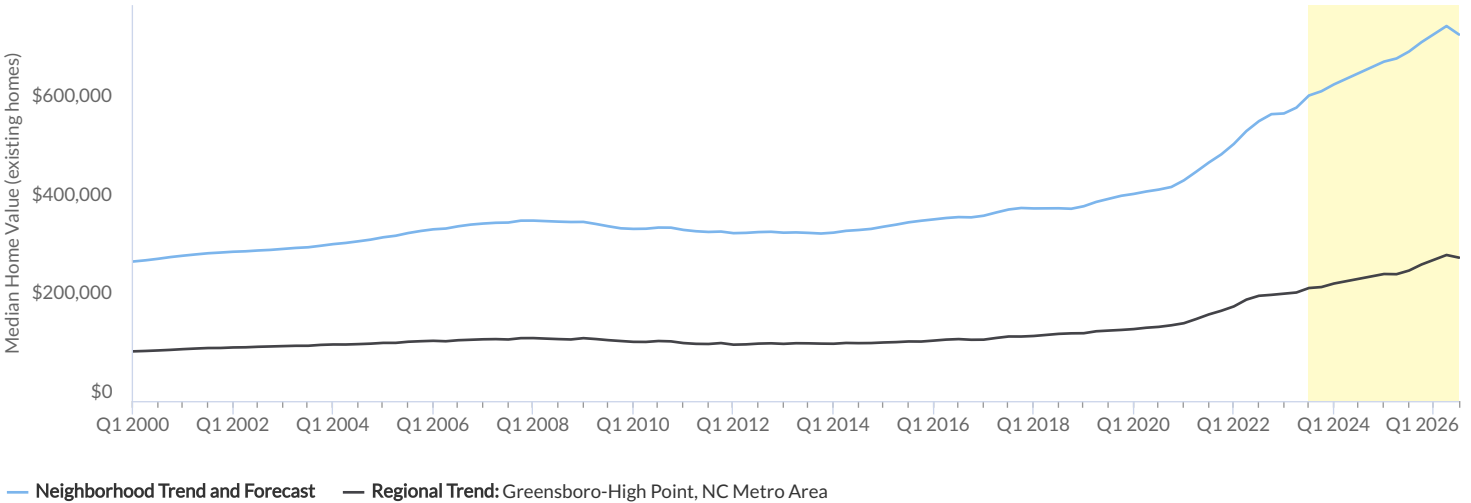
MODERATE



Ranked in the **middle 30%** of all neighborhoods in the nation for investment security

1=Very Low 2=Low 3=Moderate 4=High 5=Blue Chip

SCOUT VISION® NEIGHBORHOOD HOME VALUE TREND & FORECAST



SCOUT VISION® HOME VALUE TRENDS AND FORECAST

Comparison ratings are provided below with 10 being the highest possible score.

Time Period	Total Appreciation	Average Annual Rate	Compared To Metro	Compared To America
3 Year Forecast: 2023 Q3 - 2026 Q3	24.90%	7.69%		
Latest Quarter: 2023 Q1 - 2023 Q2	2.03%	8.36%		
Last 12 Months: 2022 Q2 - 2023 Q2 Among the highest appreciation rate in the U.S.	8.68%	8.68%		
Last 2 Years: 2021 Q2 - 2023 Q2	27.88%	13.08%		
Last 5 Years: 2018 Q2 - 2023 Q2	52.28%	8.77%		
Last 10 Years: 2013 Q2 - 2023 Q2	74.00%	5.70%		
Since 2000: 2000 Q1 - 2023 Q2	103.78%	3.18%		

* 10 is highest

KEY PRICE DRIVERS AT THIS LOCATION

Pros

Likely to drive home values upward over the next few years or indicators of upward trends already underway.

Crime

School Performance

Regional Housing Market Outlook

Cons

Impediments to home value appreciation over the next few years or indicators of negative trends already underway.

Neighborhood Look & Feel

Real Estate Values Nearby

SCOUT VISION® PROXIMITY INDEX

Price Advantage Score

STRONG DISADVANTAGE

1

2

3

4

5

At least **17.5% more expensive** per sq ft than other neighborhoods nearby.

1=Strong Disadvantage

2=Disadvantage

3=Similar Price

4=Advantage

5=Strong Advantage

\$214

neighborhood price per sq ft

\$181

average nearby home price per sqft

JOBS WITHIN AN HOUR	HIGH-PAYING JOBS*
5 minutes	194
10 minutes	1600
15 minutes	8553
20 minutes	40583
30 minutes	119671
45 minutes	233222
60 minutes	291898

Access to High-Paying Jobs

BELOW AVERAGE

1

2

3

4

5

On average in the **bottom 40%** for job accessibility.

1=Limited

2=Below Average

3=Average

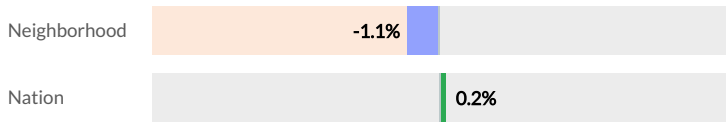
4=Very Good

5=Excellent

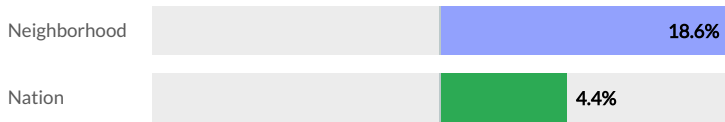
*Annual salary of \$75,000 or more

SCOUT VISION® REAL ESTATE TRENDS (LAST 5 YEARS)

Avg. Annual Homeownership Trend



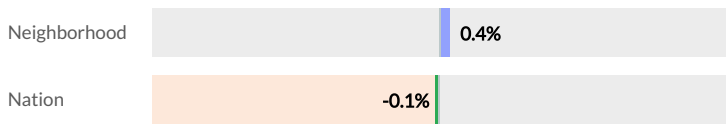
Avg. Annual Rent Price Trend



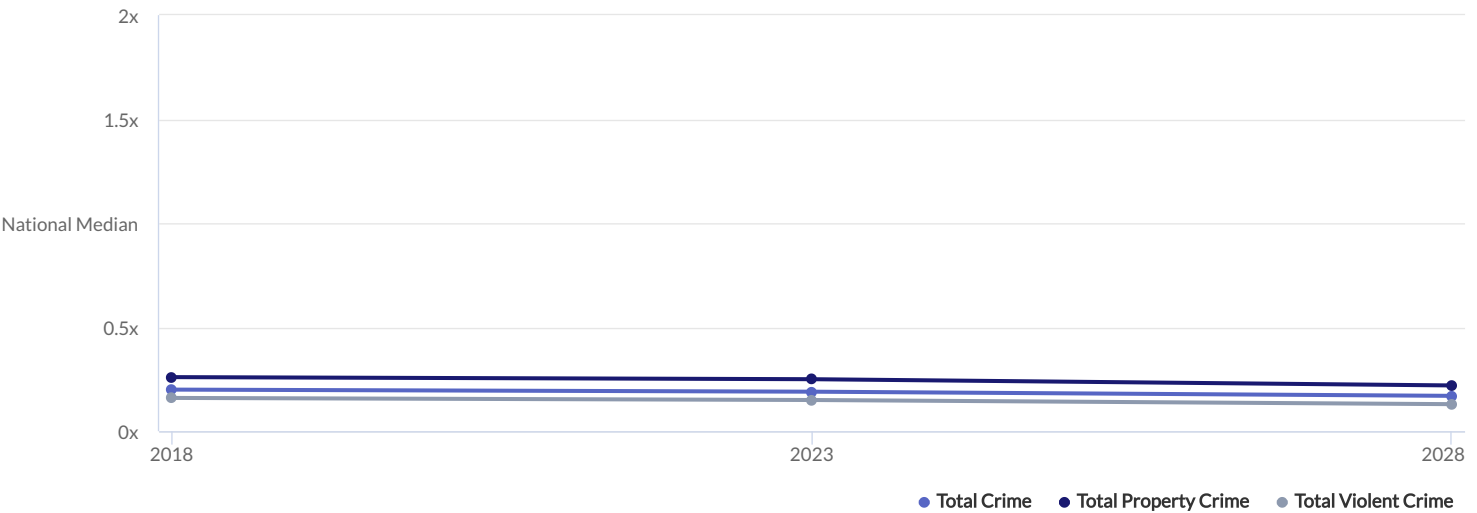
⚠ Increased among the **highest** rates in the U.S.

Avg. Annual Vacancy Trends

Based on the percentage of properties that are vacant year round.



SCOUT VISION® CRIME TRENDS AND FORECAST



SCOUT VISION® EDUCATION TRENDS (LAST 5 YEARS)

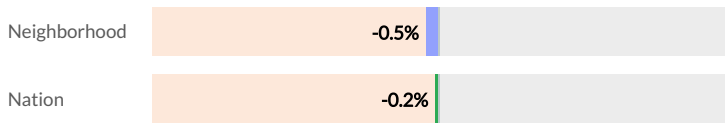
Avg. Annual Change in College Graduates

College graduates are defined as adults 25 and older with at least a 4-year college degree.



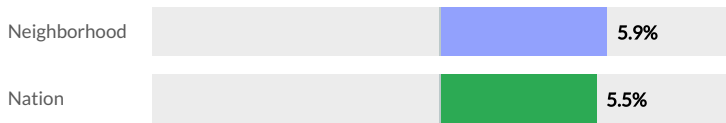
Avg. Annual Change in K-12 School Performance

Based on the percentage of students testing proficient or advanced in standardized testing.

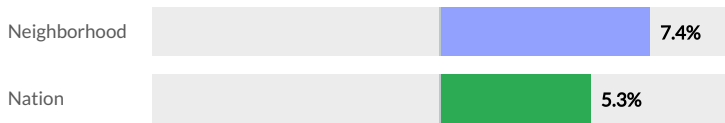


SCOUT VISION® ECONOMIC TRENDS (LAST 5 YEARS)

Avg. Annual Change in per Capita Income



Avg. Annual Change in Household Income



Avg. Annual Change in Unemployment Rate



SCOUT VISION® POPULATION TRENDS

DISTANCE FROM LOCATION	POPULATION 5 YEARS AGO	CURRENT POPULATION	PERCENT CHANGE
Half Mile	584	620	6.16% ↑
1 Mile	1,428	1,516	6.16% ↑
3 Miles	9,370	10,019	6.93% ↑
5 Miles	28,710	30,818	7.34% ↑
⚠ Population growth within 5 miles of this location has been among the highest in the nation over the last 5 years.			
10 Miles	179,028	183,542	2.52% ↑
15 Miles	487,698	504,948	3.54% ↑
25 Miles	1,100,435	1,141,444	3.73% ↑
50 Miles	2,071,711	2,136,989	3.15% ↑

SCOUT VISION® REGIONAL HOUSING MARKET ANALYSIS

Greensboro-High Point, NC Metro Area Regional Investment Potential

Regional Appreciation Potential (3yr)

VERY HIGH



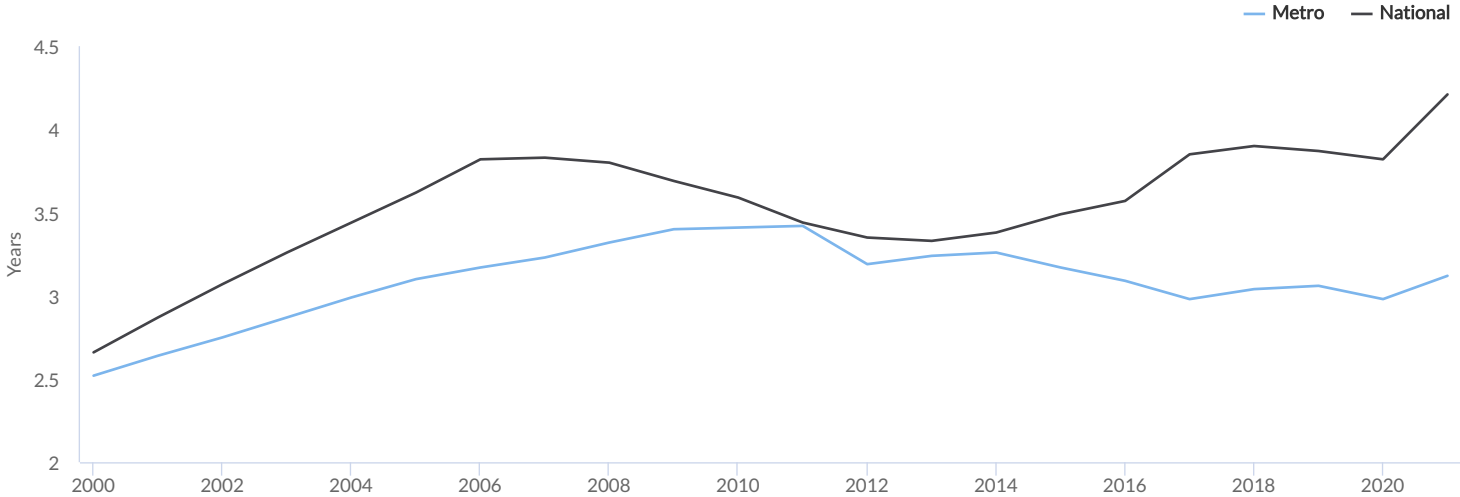
Forecast to **appreciate** 30% or more over the next 3 years

1=Very Low 2=Low 3=Moderate 4=High 5=Very High

HOUSING AFFORDABILITY TRENDS

Greensboro-High Point, NC Metro Area

Years of average household income needed to buy average home



2.52	3.42	3.12
Region's Historical Low	Region's Historical High	Current

REGIONAL 1 AND 2 YEAR GROWTH TRENDS

Comparison ratings are provided below with 10 being the highest possible score.

Regional Trend	Last 2 years	Compared to Nation	Last 1 year	Compared to Nation
Population Growth	3.71%	<div>9</div>	3.43%	<div>9</div>
	Among the highest in the nation over the last 2 years.		Population growth in this region has been among the highest in the nation over the last year.	
Job Growth	6.67%	<div>7</div>	0.13%	<div>2</div>
			Job growth in this region has been among the lowest in the nation over the last year.	
Income Trend	14.91%	<div>5</div>	6.59%	<div>3</div>
Unemployment Trend	-0.95%	<div>2</div>	-0.15%	<div>4</div>
Stock Performance of Region's Industries	-7.93%	<div>8</div>	10.19%	<div>6</div>
Housing Added	1.92%	<div>7</div>	1.09%	<div>7</div>
Vacancy Trend	-1.10%	<div>6</div>	UNREPORTED	UNREPORTED

* 10 is highest
** Outside the nation's largest metropolitan regions, vacancy trends are available for the last 2 years only.

DISCLAIMER

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