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The residents of Baxter Village, we are always looking for residents to follow up on leads, find great stories and send us ideas. Let's celebrate the great things happening in our community! No contribution is too small. Please email phyllis.andrews@n2co.com with your pictures, suggestions, or requests

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6 October 2026

WELCOMING THE SEASON

So Much to Look Forward To!

Carolina days may still feel like summer, but there's a welcome hint of chill in the air. It's just enough to reach for a favorite sweatshirt and linger outside a little longer. Before we know it, the warmth and wonder of the holiday season will be here.

OCTOBER MUSINGS

Pumpkin patches, porch lights, football weekends, and the sweet anticipation of the season ahead.

There's just something about October in the Carolinas.

Maybe it's that first cool morning when you step outside and think, *well, fall may finally be here*. Maybe it's the pumpkins appearing on front porches, something good simmering in the kitchen, or the sound of a football game in the background. Whatever it is, October has a way of making everything feel a little more like home.

For me, October is also the beginning of one of my favorite times of year—the **anticipation of the holiday season**.

Halloween starts the fun, with porch lights glowing and Baxter Village sidewalks filled with little ghosts, princesses, superheroes, and probably a few costumes that require someone

younger than me to explain! Then, almost before the candy bowl is empty, our thoughts turn toward Thanksgiving and Christmas.

There's something wonderful about knowing it's all still ahead of us. Family coming home. Thanksgiving tables surrounded by people we love. Christmas lights and favorite traditions. Holiday parties, good food, laughter, and time spent with friends and neighbors. October lets us look forward to all of it without being quite in the middle of the hustle and bustle yet.

And, of course, there's **football**. Around here, Saturdays can test friendships depending on which colors you're wearing! SEC, ACC, Big 10... Whether it's college football or the Panthers on Sunday, there's nothing quite like gathering with family and friends, making a pot of chili, and cheering a little too loudly.

As the season gets busier, I hope we remember to enjoy these ordinary moments, too. Sit on the porch a little longer. Invite a neighbor over. Take the costume picture—then put the phone away. Eat the candy. Jump in the leaves before you rake them.

Because that's what *Stroll The Village* is all about—celebrating the people, traditions, and everyday moments that make Baxter Village feel like home.

Here's to October—the pumpkins, the football, the family, the neighbors, and the wonderful anticipation of everything still to come.

Happy October, neighbors!

Warmly,

Phyllis Andrew's
Publisher, *Stroll The Village*



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meet the *Smith Family*

A Journey
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Together



From medical mission partners to Baxter neighbors and business owners, the Smith family brings adventure, service, and plenty of joyful chaos to life in the Village.

PHOTOS BY CASEY VAUGHN, THE MORTGAGE BROKER PHOTOGRAPHER

MEET YOUR NEIGHBORS

The Smith family understands how to keep moving. Justin Smith is an orthopaedic sports medicine surgeon, and his wife, Christie, is a Doctor of Physical Therapy. As Justin jokes, between the two of them, they can fix most things that bend the wrong way. At home, their two young sons keep them humble. Three-year-old Logan runs the household, while Remy, who turned one at the end of August, happily follows his brother's lead.

The Smiths have called Baxter Village home since summer 2022. Justin grew up near Atlanta, while Christie is from near Kalamazoo, Michigan. Their journey to Fort Mill included medical training in Michigan, a research year in Chicago, and a sports surgery fellowship in Greenville. When it was time to practice and plant roots, the Charlotte area felt right.

After exploring several communities, they found what they wanted in Baxter. The parks, trails, tree-lined streets, and welcoming families stood out. Most important, the neighborhood offered the connection they hoped to find for their growing family. "It felt like instant family in a neighborhood," Justin says.

Fittingly, Justin and Christie's story began through service and adventure. They met on a medical mission trip in Costa Rica, where a shaggy-haired pre-med student from Georgia crossed paths with a physical therapy student from Michigan. Somewhere between clinic days and the rainforest, a connection took hold. Justin followed Christie to metro Detroit, and they married in May 2016. This year, they celebrated ten years.

Their education reflects that sense of purpose. Justin studied genetics at the University of Georgia before earning his medical degree from Oakland University William Beaumont School of Medicine. He completed an orthopaedic surgery residency at Beaumont Health, a research fellowship at Northwestern, and an orthopaedic sports surgery fellowship at Steadman Hawkins Clinic of the Carolinas. Christie studied exercise science at Western Michigan University, earned her doctorate in physical therapy from Oakland University, and completed a two-year certification in orthopedic manual physical therapy.

Today, the couple owns Journey Orthopaedic Institute near Springfield in Fort Mill. Justin is a double board-certified orthopaedic sports medicine surgeon, and Christie leads the physical therapy program. They built the practice around a simple promise: patients should see a surgeon in days instead of months, understand costs up front, and receive one coordinated plan from their surgeon and physical therapist. Their mobile medical unit brings care into the community and visited Baxter's Spring Fling in March.

CONTINUED ►



**"Baxter Village
felt like instant
family in a
neighborhood,"**

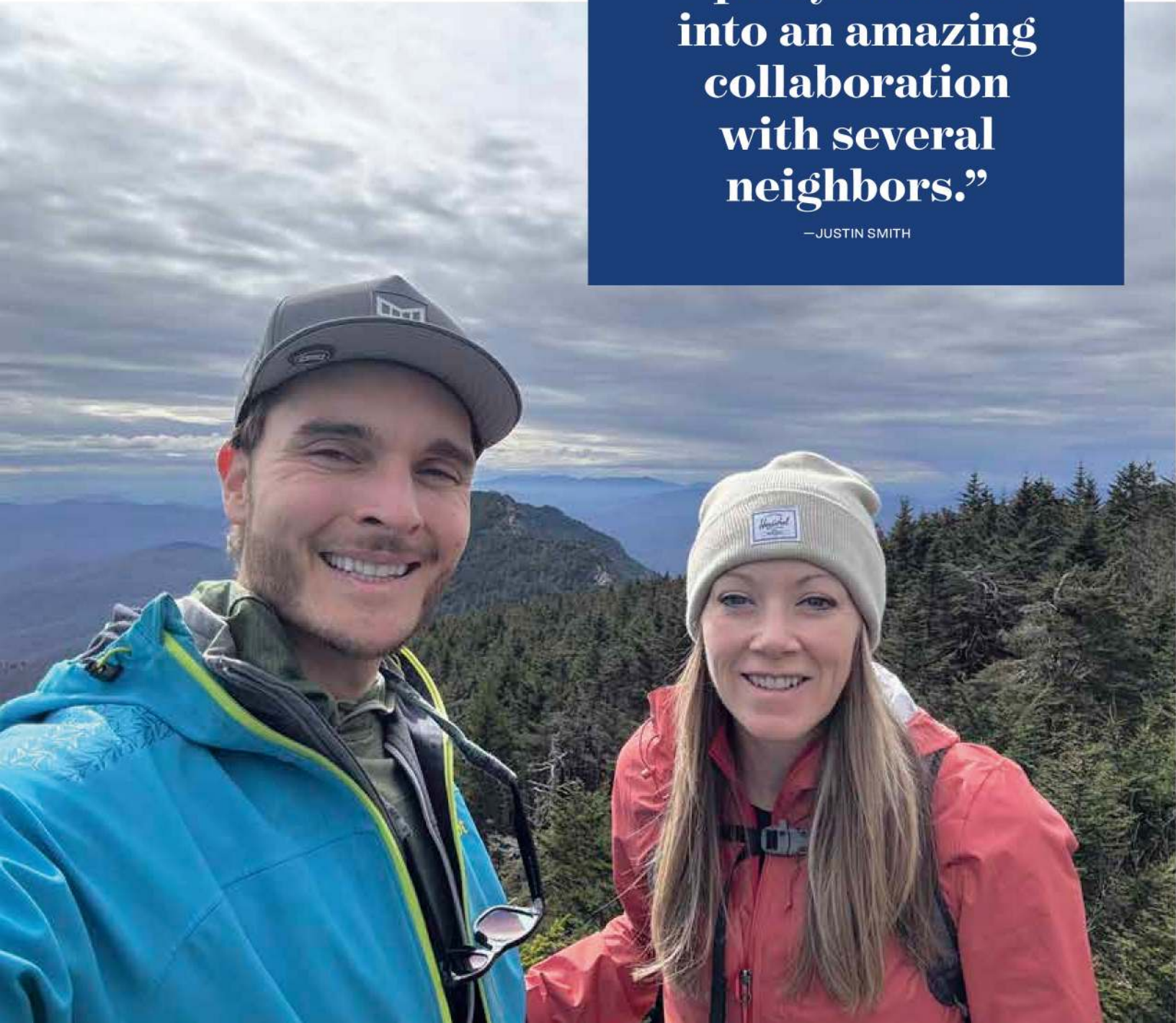
—JUSTIN SMITH

Their reach extends beyond the practice. Justin has helped care for athletes from the Colorado Rockies, Clemson and Georgia football, Winthrop University, and local high schools. He is an editor for the Journal of Shoulder and Elbow Surgery's Surgery Business section and an assistant professor at Wake Forest University School of Medicine in Charlotte. He also founded an AI medical technology company designed to give independent physicians more time with patients. Christie travels to Michigan monthly to help teach in Oakland University's orthopaedic manual physical therapy program.

Away from work, the Smiths remain adventure partners. They have hiked, biked, kayaked, and rafted around the world, and whitewater kayaking is Justin's happy place. Now adventure often happens closer to home: hiking Baxter's trails, exploring Anne Springs Close Greenway and the Whitewater Center,

**“Baxter has
so many
entrepreneurs.
A casual
conversation at
Logan’s birthday
party turned
into an amazing
collaboration
with several
neighbors.”**

—JUSTIN SMITH



playing tennis at the Baxter courts, or taking stroller runs along the Riverwalk. Logan loves biking, hiking, and a little chaos. Remy specializes in climbing forbidden objects, cheering for his brother, and sharing his easygoing smile.

The neighborhood's seasonal celebrations are family favorites, even if life with two little boys means the Smiths are rarely the last to leave. They enjoy gatherings with their cluster, and Christie participates in tennis clinics at the Baxter courts. Holidays usually involve loading the car and splitting time between grandparents in Georgia and Michigan.

One backyard birthday party captures what the family loves about Baxter. During Logan's third birthday celebration, Justin shared an idea with a neighbor: use artificial intelligence to help independent doctors preserve the doctor-patient relationship. The neighbor happened to be a machine-learning scientist who builds custom software. Their casual conversation became a business partnership, and other Baxter residents soon offered expertise and support. Recently, the venture presented at the American Medical Association's Chicago headquarters and earned its support.

For the Smiths, that story is Baxter in miniature: neighbors gathering, ideas growing, and community making remarkable things possible. Service brought Justin and Christie together, adventure carried them across the country, and Baxter gave them a place to raise their boys, care for their neighbors, and build their next journey together.



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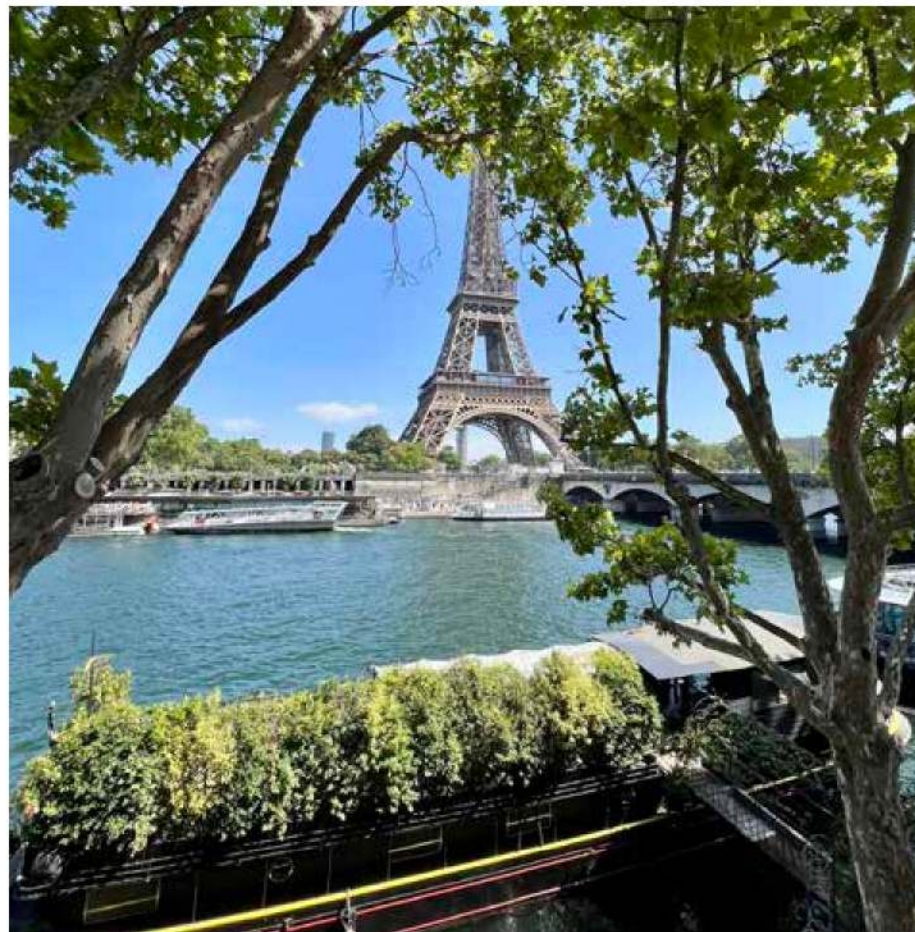


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“Although our clients travel around the world, the relationships behind those journeys often begin with a conversation between neighbors,” he says.

—PAUL ZEDERBAUM

For Fort Mill resident **Paul Zederbaum**, travel has always been about more than simply getting from one place to another. It is a chance to slow down, spend meaningful time with the people you love, discover something new, and return home with memories that stay with you long after the suitcases are unpacked.

That philosophy is at the heart of **Atlas & Cedar Travel**, the independent travel agency Paul founded to help others experience the world in a more thoughtful and personal way.

Paul grew up in New York and moved to Charlotte in 2006. Today, he and his wife, Lisa, live in Fort Mill with their three children, Owen, Adelyn, and Kellen. He earned his undergraduate degree in Marketing from the University of Notre Dame and later an MBA from Wake Forest University.

Before founding Atlas & Cedar, Paul spent more than two decades as an executive in the insurance industry, helping companies manage their corporate property and casualty

programs and eventually serving in a national practice leadership role for a global insurance broker.

While his career was rooted in insurance, travel was always a passion.

“My love of travel began with relatively humble family trips and quickly grew into a lifelong passion,” Paul says. Whether traveling to Buffalo for work or planning a 24-person group itinerary through Tuscany, he found joy in exploring new places—and in planning the details that made those experiences memorable.

After years in a service-oriented career, Paul saw an opportunity to combine that experience with his love of travel, creating Atlas & Cedar around a simple idea: An exceptional trip begins by truly understanding the traveler.

Rather than simply asking, “Where do you want to go?” Paul believes an equally important question is, “How do you want the trip to feel?”

Atlas & Cedar offers three levels of professional travel planning. **Essential Planning** coordinates core arrangements

“We believe true luxury should feel warm and approachable rather than formal or pretentious”

—PAUL ZEDERBAUM

such as flights, accommodations, and cruises. **Curated Experiences** provides thoughtfully designed itineraries with opportunities for personalization, while **Luxe Concierge** delivers fully customized, white-glove planning from the first conversation through the traveler’s return home.

The agency works with couples, families, solo travelers, and groups on domestic and international travel, including honeymoons, milestone celebrations, extended vacations, and complex multi-destination journeys.

What sets Atlas & Cedar apart is its independence. Recommendations are guided by the client’s priorities rather than preset packages or required supplier relationships. Paul listens first, then combines research, firsthand insight, independent guidance, and proactive coordination to create a journey that feels personal.

“We believe true luxury should feel warm and approachable rather than formal or pretentious,” Paul says.

Clients also have one point of contact who understands the complete trip and considers how everything—from flights and hotels to dining, experiences, and overall pacing—works together.

That thoughtful approach has resonated with travelers.

Paul’s advice for neighbors dreaming about their next getaway is to begin planning earlier than they think necessary—but not by filling every minute.

After an anniversary trip to Jackson Hole, Yellowstone, and Big Sky, client Bobby H. shared, “Working with Paul made it easy. Every detail was thoughtfully handled, and the itinerary struck the perfect balance of adventure and downtime.”



The best trips, he believes, reflect your interests, move at the right pace, and leave room for unexpected moments. And there is one practical reminder every international traveler should heed: Check your passport expiration date early!

Although Atlas & Cedar sends clients around the world, its roots are firmly planted in Fort Mill. Paul enjoys building relationships with local residents and businesses and supporting community and charitable events, including those benefiting Fort Mill School District schools.

“Although our clients travel around the world, the relationships behind those journeys often begin with a conversation between neighbors,” he says.

When he isn’t planning someone’s next adventure, Paul enjoys traveling with his own family, cheering for Notre Dame, the Carolina Panthers and the Yankees, practicing hot yoga, cooking “semi-gourmet” meals his children occasionally enjoy, and trying to keep his garden alive.

For Paul, the goal is to grow Atlas & Cedar thoughtfully while preserving the personal service on which it was founded—helping more families discover that some of life’s most meaningful experiences begin with a well-planned journey.

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**YOU MAKE THE MEMORIES,
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Meet Paul Zederbaum, a Fort Mill resident who founded Atlas & Cedar to help busy families turn big travel ideas into thoughtfully planned journeys.



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Defending the Fatherless-When a Community Says “YES”

Defend the Fatherless, a Fort Mill-based nonprofit serving foster, adoptive, and kinship families throughout York County and surrounding communities.

When a family welcomes a child through foster care, adoption, or kinship placement, saying “yes” can be both beautiful and overwhelming. In those moments, having a community ready to step alongside them can make all the difference.

That is the heart behind **Defend the Fatherless**, a Fort Mill-based nonprofit serving foster, adoptive, and kinship families throughout York County and surrounding communities.

For one Baxter Village family, the mission is especially personal.

The Watson family moved to Baxter in the summer of 2021 with three young children, drawn to the neighborhood’s tree-lined streets, pocket parks, trails, pools, and strong sense of community. Family traditions quickly followed, including Baxter’s Fourth of July festivities, which have become treasured childhood memories.

But their story in Fort Mill also led them somewhere unexpected.

After supporting Defend the Fatherless financially, the family became licensed foster parents in October 2023. Suddenly, they experienced firsthand the joys, fears, uncertainties, sorrows, and hope that accompany fostering.

They also discovered the importance of having people surrounding them who understood.

The prayer, encouragement, practical assistance, and relationships they found through Defend the Fatherless became invaluable.



In May 2025, that experience came full circle when Elizabeth Watson joined the organization as Connection Coordinator, later expanding her responsibilities to Special Programs Coordinator for the Back 2 School and Santa’s Helper initiatives.

Today, Defend the Fatherless provides what it describes as “wrap-around support” designed to help families remain strong throughout their journey.

The organization began in 2013 as the York County Foster Closet, providing necessities such as clothing, diapers, car seats, and furniture. As volunteers worked with families, however, they recognized that the need went far beyond material items. Families needed community, specialized counseling, education, financial assistance, and encouragement.

Defend the Fatherless officially launched in 2019 to meet those broader needs.

Today, more than 100 children each month receive assistance through the Foster Closet. The organization also provides approximately 10 beds monthly, distributes frozen meals, organizes family connection and respite events, offers educational and counseling support, and awards more than \$18,000 annually in mental health scholarships.

Its Back 2 School program gives children in foster, adoptive, and kinship care an opportunity to choose new shoes, backpacks, and school supplies. Through Santa’s Helper, Defend partners with York County DSS to help ensure children in foster care experience the joy of Christmas morning.

And there is a place for everyone to help.

“Not everyone can open their home to vulnerable children, but everyone can be an active part of our mission,” the organization shares.

CONTINUED ►



SAVE THE DATE

Defend the Fatherless Prom, March 19, 2027

There is also something fun on the horizon. Defend the Fatherless will host its first annual Defend the Fatherless Prom on Friday, March 19, 2027, at Riverwalk Event Venue. Guests can dress in their favorite prom era and enjoy dancing, food, drinks, live and silent auctions, and even the crowning of a prom king and queen—all while supporting local foster, adoptive, and kinship families.

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Neighbors can prepare frozen meals, donate gently used seasonal clothing, volunteer at the Foster Closet or community events, contribute financially, or become monthly donors known as “Defenders.”

Baxter Village already has meaningful ties to the organization. Residents **Darci LaRoche** and **Matt Vaccariello** serve on Defend the Fatherless’ Board of Directors, creating another connection between the neighborhood and families throughout the greater community.

There is also something fun on the horizon. Defend the Fatherless will host its first annual **Defend the Fatherless Prom on Friday, March 19, 2027, at Riverwalk Event Venue**. Guests can dress in their favorite prom era and enjoy dancing, food, drinks, live and silent auctions, and even the crowning of a prom king and queen—all while supporting local foster, adoptive, and kinship families.

Perhaps the greatest message Defend the Fatherless hopes to share is simple: everyone can do something.

“Not everyone can open their home to vulnerable children, but everyone can be an active part of our mission”

—ELIZABETH WATSON

In a neighborhood known for connection, that message feels especially fitting. Sometimes making a difference means opening your home. Sometimes it means donating a meal, giving financially, volunteering for an afternoon, or simply learning more.

And sometimes, it begins with a conversation between neighbors—perhaps over coffee on Market Street or during a walk around the community green.

To learn more, volunteer, donate, or connect with Defend the Fatherless, visit www.defendthefatherless.org, email dtf@defendthefatherless.org, or call the Foster Closet at 803-887-2688.



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Greeting Neighbors



Mella's name came courtesy of the Prebles' daughter, Maddy, who was five at the time. Looking at the tiny, fluffy white puppy, she announced, "Mommy, she looks like a marshmella!" Perfect!

—ERICKA PREBLE

MEET MELLA, BAXTER VILLAGE'S GOLDEN GIRL

Born to Bring Comfort as a Therapy Dog



How darn cute can I look?

For a little over 10 years, Ericka and David Preble have called Baxter Village home. Of all the things they have come to love about the neighborhood, the friendships that have grown into family stand out most. That strong sense of community has been a gift to their daughter Maddy, their entire family and, of course, their beloved Golden Retriever, Mella.

Four-year-old Mella is a Golden through and through. Sweet, gentle and remarkably intuitive, she always seems to know who needs a little extra love—and exactly how to give it.

The Prebles already knew they were meant to be a Golden Retriever family when Mella arrived at just seven weeks old. Their first Golden, 12-year-old Cody,

had been experiencing declining health. He and Mella shared only three short but perfect days before Cody crossed the rainbow bridge.

The family likes to believe Cody knew they would be in good paws. He passed along all his best tips and secrets to the new puppy, who quickly became the family's whole world and a wonderful companion.

Mella's name came courtesy of the Prebles' daughter, Maddy, who was five at the time. Looking at the tiny, fluffy white puppy, she announced, "Mommy, she looks like a marshmella!" And just like that, Mella had her name.

It soon became clear that Mella was born to be a therapy dog. She offers quiet, steady comfort to patients and staff and she also serves as the pet therapy dog at Orchard Park Elementary School, where she has become a familiar and beloved face on campus. Over the past four years, Mella and her family have expanded their reach by visiting local nursing homes, police departments and area libraries, spreading a little calm wherever she goes.

When she is off duty, Mella knows how to have fun. She loves tennis balls—all the tennis balls—and celebrates touchdowns by jumping up alongside her football-loving family. She also enjoys visiting The Grapevine, where plenty of belly rubs await, and strolling through The Little Shop, where the stuffed animals sit conveniently at snout level.

Her favorite Baxter pastime is riding in the golf cart. In fact, "golf cart" has become a phrase the family must spell aloud. Open the garage door, and Mella will hop aboard and wait, even if no ride is planned. For her, getting there is always the best part.

Mella's best neighborhood buddies are Bodhi Fowler, her Golden Retriever half-brother and fellow bundle of love, and Moose Renken, an English Springer Spaniel who keeps her young. Whether she is racing into Charleston's waves or jumping from a dock after tennis balls, Mella carries the same joyful spirit—and leaves comfort everywhere she goes.

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One Pumpkin, Twice the Fun

BY NICOLE LETTS



PUT THIS YEAR'S PUMPKIN to work doing double duty: once as a salivating mix where pumpkin seeds tossed in cinnamon and toasted in the oven become a delicious snack, and again as a container for holding plants or flowers.

Cinnamon-Toasted Pumpkin Seeds

INGREDIENTS:

- Seeds from 1 medium pumpkin (about 1 to 2 cups)
- 2 tbsp melted butter
- 2 tbsp granulated sugar or brown sugar
- 1 tsp ground cinnamon
- ¼ tsp salt

STEP 1:

Start by scooping the seeds and pulp out of your pumpkin with a large metal spoon, transferring everything into a big bowl of cool water. Use your fingers to separate the seeds from the stringy pulp.

STEP 2:

Rinse the seeds in a colander under cold water, then spread them in a single layer on a clean towel or parchment-lined baking sheet. Pat them dry, or let them air-dry for 30 minutes to an hour.

STEP 3:

Preheat the oven to 325°F and line a baking sheet with parchment paper. In a bowl, toss the dried pumpkin seeds with melted butter, sugar, cinnamon, and salt until evenly coated. Spread the seeds in a single layer on the prepared baking sheet.

STEP 4:

Bake for 20 to 25 minutes, stirring every 7 to 10 minutes, so the seeds toast evenly. They're done once they're golden and fragrant.

STEP 5:

Let the seeds cool completely on the pan. Store in an airtight container at room temperature for up to two weeks.

Pumpkin Planter

Using a hand drill, create three to five small drainage holes evenly spaced across the bottom of the pumpkin. From here, nestle a plastic nursery pot with your plant already inside directly into the pumpkin's cavity. For a more built-in look, add a couple inches of potting soil to the bottom of the pumpkin, then plant directly into the shell. Mums, kale, and pansies all hold up well in cooler fall temperatures.

Neighbors Treating neighbors.

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BAXTER VILLAGE

Recent Home Sales

Address	Sold Price	Price / SQ FT
625 Sixth Baxter	\$400,000	\$219.78
643 District Court	\$480,000	\$241.70
786 Stratford Run	\$789,000	\$316.87
220 Mills Lane	\$750,000	\$306.12
1920 Clark Elliott St	\$1,195,000	\$307.19

Active Listings	List Price	Est Seller Savings*
4214 Settler Heights	\$598,888	\$11,978.00
905 Stratford Run	\$1,039,000	\$20,780.00
3328 Richards Crossing	\$849,000	\$16,980.00
1075 Gardenia Street	\$1,095,000	\$21,900.00

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clubs, school picnics, fundraisers, pool parties, or golf events. We want to let you know what events are coming up and highlight events that have taken place!

MEET YOUR NEIGHBOR – This is where we get to spotlight one of the neighborhood families or residents each month. Each resident or family can share their story. Popular questions to answer are *How long have you lived in the neighborhood? Where is your hometown? What are your hobbies and interests? What is your passion? What is your career?* If interested, please let us know soon - this one is popular!

PRECIOUS PETS – If you have a pet and want them to be famous, nominate them for our “Precious Pets” article. Pets are our pride and joy, so let us feature yours! Past famous animals have been turtles, rabbits, birds, horses, dogs, cats, a pig, a lizard, and much more, so have fun with this one!

RESIDENT RECIPE – This is where you can let some of your cooking secrets out to the neighborhood! All that is required are the ingredients and preparation advice, but a photo is always nice, too!

ATHLETE SPOTLIGHT – Whether you are 1 or 101, a ballerina or a football player, this section is for you! Sports are a big part of most people’s lives, especially in our schools, and we would like to highlight some great athletes from the neighborhood.

NEW ARRIVALS – This is a section designed to welcome new babies into the neighborhood, as well as congratulate proud parents and grandparents. Please include basic birth information along with those precious baby photos!

YOUNG ACHIEVERS – Parents, do you want another way to recognize or congratulate your kids on their sports, academics, or other activities/achievements? Use us! This should include pictures along with what they achieved. Examples include black belt, honor roll, straight A’s, scholarships, state champs, volunteer work, graduation, music, theater, or simply telling them you’re proud of them. It’s something they can cherish for a lifetime.

TRAVEL TALES – If you or anyone you know has gone on a vacation and would like to share their experience, then this is the place to be. We’ve seen some great photos, so please do share the backstories! This gives your friends and neighbors the chance to feel your experience and see if it would be a good fit for their next vacation. Pictures are always a favorite feature, as well.

VOLUNTEER SPOTLIGHT – We want to recognize the hardworking volunteers of the neighborhood. This is a chance to let others know about your passion for an organization and a chance to bring awareness to the cause or mission; plus, maybe your neighbors would want to get involved, too. Giving back to the community is a big deal, and we want to recognize you for it!

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Your Stories, Our Pages

*Calling all Baxter Residents...
 We want to hear from you!*

Since this magazine is all about you and your neighbors, we want and encourage your involvement! We are looking for several types of articles to be submitted each month, and we work a couple of months in advance. Please take a few minutes to get acquainted with the types of articles we normally include. If you have any other article or story suggestions, I’d love to hear from you!

If you or a family member would like to be featured in any of the stories, please call Phyllis Andrews at (704) 793-8909 or email at phyllis.andrews@n2co.com.

PICTURES – We love pictures! Neighborhood events, parties, graduations, family events, kids playing, holiday gatherings, and more! One of the best parts of your new community magazine is the involvement of neighbors. Pictures are an easy way to help support the magazine, as well as bring smiles to your neighbors and friends. Digital photographs with high-quality capability are the way to go here – the more pixels, the better! Simply send an attachment of the pictures in an email.

NEIGHBORHOOD NEWS – Any activity going on in the neighborhood or the surrounding area such as parades, block parties, barbecues, neighborhood clean-ups, social events, book

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resident business guide

This is a current list of business owners and professionals from our neighborhood. It is an opportunity to network, qualify, and potentially build a business relationship with other successful individuals who also live here. To be included in the Resident Business Guide, email your name, business name, phone number, and email address to phyllis.andrews@n2co.com.

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\$302 Average Price/Sqft



HOMES FOR SALE

data as of 9/7/26

Status	Address	Primary HLA	Beds	Baths	Orig. List Price	Current List Price	\$/sqft	DOM
ACT	2436 Commons Ct	3,604	5	5	\$1,200,000.00	\$1,100,000	\$305	83
ACT	869 Stratford Run Dr	3,148	5	4	\$1,050,000.00	\$995,000	\$316	144
ACT	341 Eli's Way	3,254	3	3	\$925,000.00	\$925,000	\$284	2
ACT	2440 Commons Ct	3,343	4	4	\$900,000.00	\$900,000	\$269	18
ACT	739 Julia St	3,104	5	4	\$899,900.00	\$850,000	\$274	115
ACT	904 Tuckerton Dr	3,347	4	4	\$874,900.00	\$849,000	\$254	109
ACT	4843 Milford Way	2,786	3	3	\$845,000.00	\$845,000	\$303	3
ACT	3249 Richards Xing	2,900	4	3	\$939,900.00	\$829,900	\$286	122
ACT	3328 Richards Xing	3,076	3	3	\$849,900.00	\$799,900	\$260	40
ACT	660 Revival Row	2,523	4	4	\$759,900.00	\$759,900	\$301	10
ACT	809 Elswick Ct	2,522	4	3	\$719,000.00	\$699,900	\$278	101
ACT	613 Bracket St	2,192	3	3	\$660,000.00	\$655,000	\$299	76
ACT	742 Revival Row	2,121	3	3	\$650,000.00	\$650,000	\$306	21
ACT	3292 Richards Xing	1,933	3	3	\$625,000.00	\$625,000	\$323	18
UC	626 Pomegranate Pl	4,896	5	6	\$1,575,000.00	\$1,499,000	\$306	53
UC	189 Mills Ln	3,832	5	4	\$1,195,000.00	\$1,140,000	\$297	135
UC	4341 Birkshire Hts	3,632	4	4	\$1,095,000.00	\$1,095,000	\$301	36
UC	5752 Morris Hunt Dr	3,293	4	4	\$959,000.00	\$898,000	\$291	72
UC	929 Gardenia St	3,218	4	4	\$899,000.00	\$899,000	\$279	24
UC	5101 Downing Dr	3,447	5	4	\$945,000.00	\$939,000	\$272	68
UC	7124 Michael Scott Xing	2,911	4	3	\$850,000.00	\$850,000	\$292	0
UC	545 Glen Walk Dr	2,806	4	3	\$799,999.00	\$799,999	\$285	26
UC	1348 Barnett Woods Xing	2,440	3	3	\$685,000.00	\$650,000	\$266	76

HOMES RECENTLY SOLD

Address	Primary HLA	Beds	Baths	Orig. List Price	Close Price	Close Date	\$/sqft	DOM	SP/LP
1871 Second Baxter Xing	3,530	4	4	\$1,015,000	\$980,000	9/4/2026	\$278	60	97%
1075 Gardenia St	3,430	5	4	\$1,180,000	\$1,025,000	8/31/2026	\$299	52	87%
887 Stratford Run Dr	3,290	5	4	\$1,125,000	\$900,000	8/19/2026	\$274	36	80%
232 Coneflower Pl	1,811	3	3	\$570,000	\$560,000	8/14/2026	\$309	10	98%
7160 Michael Scott Xing	2,903	4	3	\$815,000	\$815,000	8/10/2026	\$281	3	100%
3229 Colonel Springs Way	3,073	5	4	\$950,000	\$906,000	8/11/2026	\$295	26	95%
5595 Morris Hunt Dr	3,075	5	4	\$985,000	\$855,500	7/24/2026	\$278	78	87%
716 Shady Grove Xing	2,847	4	4	\$799,000	\$783,000	7/28/2026	\$275	3	98%
325 Elis Way	2,307	3	3	\$799,900	\$759,999	7/7/2026	\$329	22	95%
6121 Caseys Side Way	2,128	3	3	\$650,000	\$640,000	7/20/2026	\$301	24	98%
1308 Barnett Woods	2,328	3	3	\$625,000	\$605,000	6/30/2026	\$260	4	97%
786 Stratford Run Dr	2,490	4	4	\$789,000	\$789,000	6/29/2026	\$317	0	100%
4844 Milford Way	3,405	4	4	\$995,000	\$990,000	6/30/2026	\$291	4	99%
664 Revival Row	3,445	5	4	\$1,100,000	\$1,100,000	6/23/2026	\$319	0	100%
2616 Nations Commons St	2,879	4	4	\$1,095,000	\$1,075,000	6/12/2026	\$373	3	98%
676 Revival Row	3,406	4	4	\$965,000	\$975,000	6/11/2026	\$286	2	101%
1920 Clark Elliott St	3,825	4	5	\$1,195,000	\$1,175,000	6/11/2026	\$307	16	98%



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