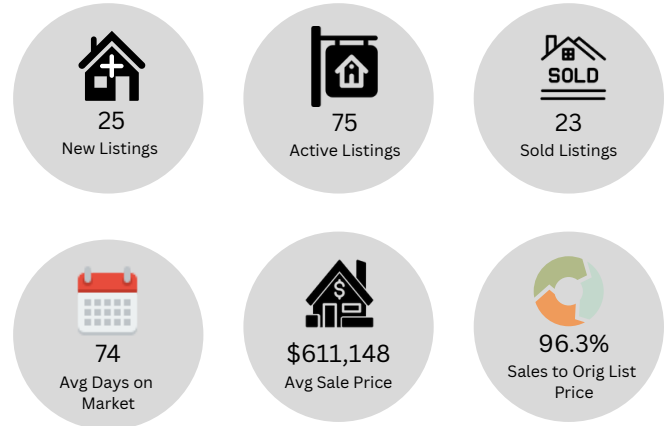




July MARKET
IN THE SANDHILLS!

July offers a hot window of activity—prices continue to rise modestly, inventory is strong, and homes still sell relatively fast. Buyers get a bit more leverage versus spring's frenzied pace, but well-priced homes still move swiftly. Sellers can capitalize on summer demand with thoughtful pricing and staging.

JUNE MARKET *stats*
West End, NC



Featured LISTING:

107 BRANDYWINE DRIVE

Beautiful new construction now available in Seven Lakes North. Large rear covered porch looks out onto a completely private backyard at the end of a quiet cul-de-sac. Many custom and upgraded features are in this home!

4 Bed 3 Bath 2631 Sq Ft

LISTED AT \$599,900
Listing Agent: Katherine Pfeiffer



LOCAL *events*



JULY

7 Lks Fireworks & Boat Parade
Seven Lakes Community
7/4/25 @ 9 pm (AM parade)

Pickleball Camp
7 Lks Pickle Ball Place
7/7-7/11; 7/14-7/18, 7/21-7/25

Peach Week - Moore County
7/18/25 - 7/27/25

AUG

Pinehurst Live After Five
Village Arboretum, Pinehurst
8/8/25 @ 5:15 - 9 pm

Sandhills Farmers Market
James W Tufts Park, Pinehurst
8/9/25 @ 10 am

Pinehurst BBQ Festival
8/29 - 8/31/25 - Tickets req'd

Tips FOR JULY BUYERS & SELLERS

- ✓ ACT FAST on good listings - summer homes sell quicker
- ✓ WATCH COMPS - prices rose ~4-10% last year
- ✓ NEGOTIATE THOUGHTFULLY - balanced market but still seller-friendly in strong listings
- ✓ LIST EARLY IN JULY - to align with peak buyer activity
- ✓ PRICE SMART - due to typically high inventory
- ✓ STAGE OUTDOOR SPACES - Curb appeal is crucial in summer

Small BUSINESS OF THE MONTH

ANDREWS FARM PRODUCE

Andrews Farm Produce is a beloved market located in West End, North Carolina. Family-owned and operated for over 20 years, the business has become a staple in the community, offering a wide variety of fresh, locally grown produce and handmade goods.

115 Grant Street, West End



NEIGHBORHOOD *trivia*

DID YOU KNOW? 7 LAKES AMENTIES...

- Offer 7 spring-fed lakes (North/South): Sequoia (220 acres) and Echo (90 acres), plus smaller lakes ideal for swimming and fishing.
- Lake Auman (West): a 1,000-acre, crystal-clear lake with boating, sailing, fishing, and ski/tubing opportunities.
- Multiple swimming pools, sports courts, fitness & trails, horse stables and golf!



GET IN *touch*:

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