



August MARKET IN THE SANDHILLS!

August offers a unique mix of opportunity and transition. With Summer winding down and Fall just ahead, both buyers and sellers are motivated to make their move before school schedules and cooler weather set in. Whether you're looking to buy or sell while demand remains steady, the Sandhills' blend of scenic beauty, community charm, and shifting market conditions makes this a smart time to act.

JULY MARKET *stats* West End, NC



30
New Listings



84
Active Listings



244
Sold Listings



76.6
Avg Days on
Market



\$486,500
Avg Sale Price



95%
Sales to Orig List
Price

Featured LISTING:

143 LONGLEAF DRIVE

Charming brick-front home in the gated community of Seven Lakes West with lake access and resort-style amenities. Don't miss your chance to live the lake lifestyle in a home that combines low-maintenance living with luxury and leisure.

3 Bed 2 Bath 1884 Sq Ft



LISTED AT \$419,900

Listing Agent: Betsy Auster

LOCAL *events*



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

www.pinehurstbarbecuefestival.com
8/29 - 8/31/25 - Tickets req'd

SEPT

End-of-Summer Concert

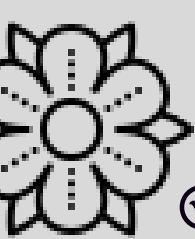
Seven Lakes Firehall
9/5/25 @ 5 pm

Tribute to Jimmy Buffet

Cooper Ford, Carthage
9/13/25 @ 6pm (tickets req'd)

2025 Food Truck Rodeo

Moore County Agricultural Fair
9/13/25 @ 5 - 9 pm



Tips FOR SELLING IN AUGUST

- ✓ USE SUMMER CURB APPEAL
- ✓ PRICE COMPETITIVELY
- ✓ LEVERAGE LAST SUMMER PUSH
- ✓ MARKET LOCAL AMENITIES
- ✓ OFFER INCENTIVES TO SWEETEN DEAL
- ✓ STAGE DIGITALLY & VIRTUALLY

Small BUSINESS OF THE MONTH

7 SPARROWS BOUTIQUE

7 Sparrows Boutique is a nonprofit in Seven Lakes, NC, offering free clothing, food, baby items & more by appointment only. Join us in giving back...every donation helps us uplift our community through fashion, faith, and service. Visit 7Sparrows.org.

1163 Seven Lakes Dr, West End



NEIGHBORHOOD *trivia*

DID YOU KNOW? THE PICKLE PLACE...

- Welcomes residents and non-residents.
- Boasts (5) Har-Tru clay outdoor tennis courts.
- Has a 10,500 sq ft. dedicated indoor pickleball facility with (4) cushioned hard-surface courts, LED lighting, climate control, a pro-shop, and a beer & wine bar.



GET IN *Touch*:

- 📞 910-986-3612
- ✉ rahnellerosado6@gmail.com
- 🌐 rahnellerosadorealestate.com

