

Comparable Properties

17030795



**8781 Herons Walk
North Charleston SC**

18029775



**4224 Sawgrass Drive
North Charleston SC**

19000583



**4211 Club Course Drive
North Charleston SC**

List Price	\$418,500	\$455,000	\$429,900
Original List Price	\$465,000	\$455,000	\$429,900
Sold Price	\$392,000	\$450,000	\$412,500
Status	Closed	Closed	Closed
Status Date	01/16/2019	01/23/2019	02/26/2019
Days on Market	395	39	15
Cumulative Days on Market	395	216	15
Bedrooms	4	5	4
Baths - Total	2.5	3.5	3.5
Apx. SqFt	3,132	3,500	3,000
Lot Size			
Acreage	0.49	0.4	0.5
Year Built	2004	1995	2004
Price	\$392,000	\$450,000	\$412,500

19004966



4427 Wild Thicket Lane
North Charleston SC

19005315



4213 Wildwood Landing
North Charleston SC

19005412



4224 Wildwood Landing
Charleston SC

List Price	\$329,900	\$379,000	\$460,000
Original List Price	\$329,900	\$379,000	\$460,000
Sold Price	\$300,000	\$377,000	\$457,000
Status	Closed	Closed	Closed
Status Date	05/10/2019	04/11/2019	03/28/2019
Days on Market	30	9	2
Cumulative Days on Market	208	9	2
Bedrooms	4	3	5
Baths - Total	3.5	2.5	3
Apx. SqFt	2,737	2,686	2,928
Lot Size			
Acreage	0.33	0.35	0.33
Year Built	2003	1998	1997
Price	\$300,000	\$377,000	\$457,000

19006094



**8721 Herons Walk
North Charleston SC**

19007659



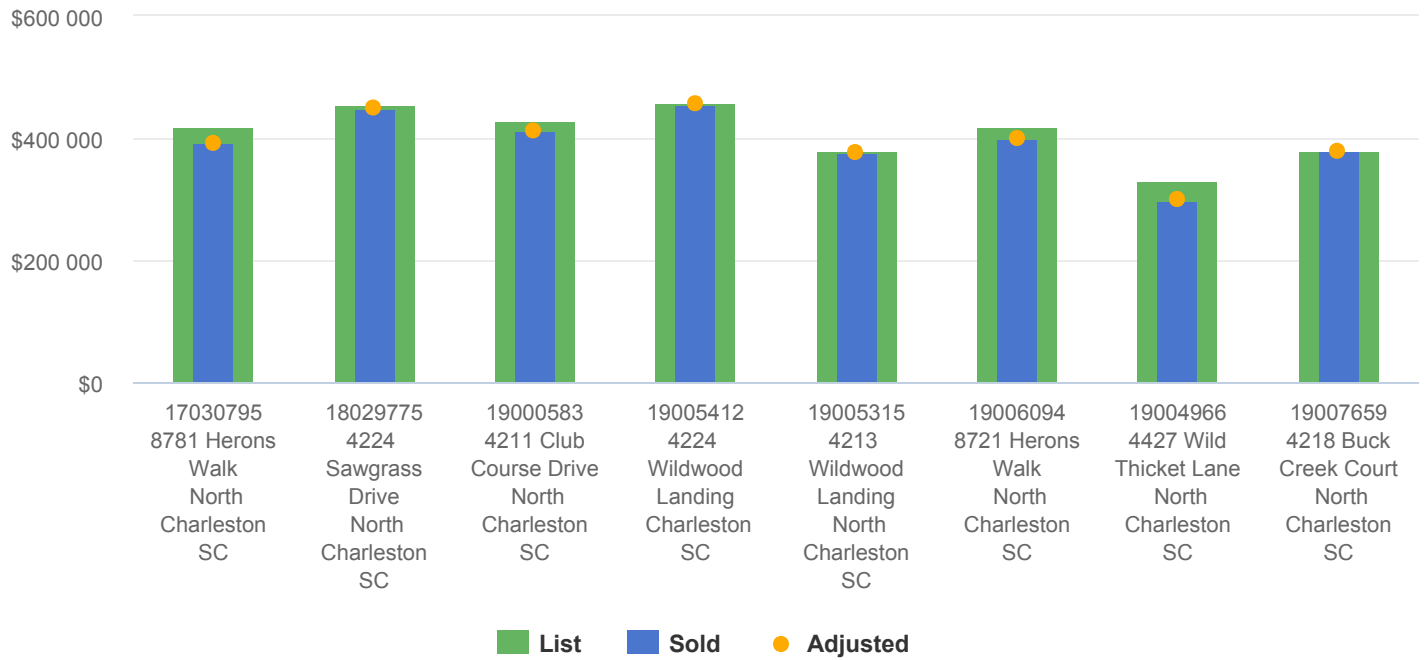
**4218 Buck Creek Court
North Charleston SC**

List Price	\$419,900	\$379,000	
Original List Price	\$419,900	\$379,000	
Sold Price	\$400,000	\$379,000	
Status	Closed	Closed	
Status Date	05/06/2019	05/24/2019	
Days on Market	11	21	
Cumulative Days on Market	11	20	
Bedrooms	4	5	
Baths - Total	3.5	2.5	
Apx. SqFt	2,800	2,772	
Lot Size			
Acreage	0	0.44	
Year Built	2004	1996	
Price	\$400,000	\$379,000	

Price Analysis

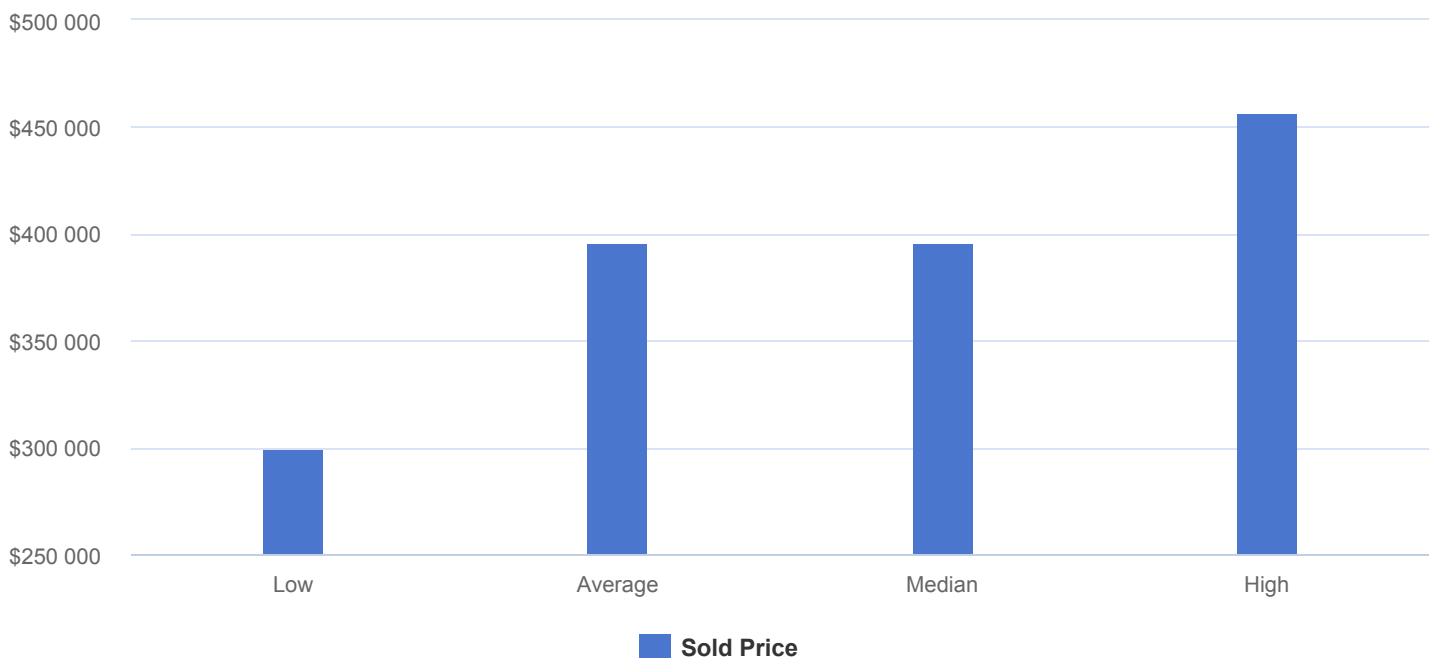
List, Sold and Adjusted Prices

Closed Listings



Low, Average, Median, and High Sold Prices

Closed Listings



Summary of Closed Listings

MLS #	Address	List Price	DOM	CDOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
17030795	8781 Herons Walk, North Charleston SC	\$418,500	395	395	01/16/2019	\$392,000	-	\$392,000
18029775	4224 Sawgrass Drive, North Charleston SC	\$455,000	39	216	01/22/2019	\$450,000	-	\$450,000
19000583	4211 Club Course Drive, North Charleston SC	\$429,900	15	15	02/26/2019	\$412,500	-	\$412,500
19005412	4224 Wildwood Landing, Charleston SC	\$460,000	2	2	03/28/2019	\$457,000	-	\$457,000
19005315	4213 Wildwood Landing, North Charleston SC	\$379,000	9	9	04/10/2019	\$377,000	-	\$377,000
19006094	8721 Herons Walk, North Charleston SC	\$419,900	11	11	05/03/2019	\$400,000	-	\$400,000
19004966	4427 Wild Thicket Lane, North Charleston SC	\$329,900	30	208	05/10/2019	\$300,000	-	\$300,000
19007659	4218 Buck Creek Court, North Charleston SC	\$379,000	21	20	05/24/2019	\$379,000	-	\$379,000

Low, Average, Median, and High Comparisons

	Closed	Overall
Low		\$300,000
Average		\$395,938
Median		\$396,000
High		\$457,000

Overall Market Analysis (Unadjusted)

Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Avg. Sale/List Price	Avg. Apx. SqFt	Avg. List \$/Apx. SqFt	Avg. Sold \$/Apx. SqFt	Avg. DOM	Avg. CDOM
Closed	8	3,271,200	408,900	3,167,500	395,938	0.97	2,944	139.04	134.61	65	110
Overall	8	3,271,200	408,900	3,167,500	395,938	0.97	2,944	139.04	134.61	65	110