

Comparable Properties

18018935



4211 Persimmon Woods Drive
North Charleston SC

19008617



4208 Club Course Drive
North Charleston SC

19018300



4293 Club Course Drive
North Charleston SC

List Price	\$350,000	\$589,000	\$494,900
Original List Price	\$375,000	\$589,000	\$559,900
Sold Price	\$310,000	\$575,000	\$490,000
Status	Closed	Closed	Closed
Status Date	01/10/2020	01/16/2020	05/29/2020
Days on Market	188	245	273
Cumulative Days on Market	187	245	273
Bedrooms	4	4	5
Baths - Total	2.5	3	3.5
Apx. SqFt	2,635	4,264	3,972
Lot Size	0		
Acreage	0.4	0.46	1
Year Built	1997	2005	1994
Price	\$310,000	\$575,000	\$490,000

19017696



8684 Arthur Hills Circle
North Charleston SC

19022856



4273 Club Course Drive
North Charleston SC

19025435



8681 Arthur Hills Circle
North Charleston SC

List Price	\$329,000	\$685,000	\$347,500
Original List Price	\$340,000	\$685,000	\$395,000
Sold Price	\$325,000	\$685,000	\$325,000
Status	Closed	Closed	Closed
Status Date	02/22/2020	01/22/2020	01/31/2020
Days on Market	197	56	101
Cumulative Days on Market	302	56	101
Bedrooms	4	5	4
Baths - Total	2.5	5.5	2.5
Apx. SqFt	2,936	4,000	3,470
Lot Size			
Acreage	0.37	0.53	0.35
Year Built	1993	2019	1994
Price	\$325,000	\$685,000	\$325,000

19028518



8630 Arthur Hills Circle
North Charleston SC

19034270



8931 E Fairway Woods Drive
North Charleston SC

20000410



8859 E Fairway Woods Circle
North Charleston SC

List Price	\$349,900	\$399,990	\$335,000
Original List Price	\$424,000	\$399,990	\$350,000
Sold Price	\$370,000	\$375,000	\$335,000
Status	Closed	Closed	Closed
Status Date	05/27/2020	01/31/2020	05/08/2020
Days on Market	135	14	60
Cumulative Days on Market	320	379	214
Bedrooms	4	4	4
Baths - Total	3.5	2.5	3
Apx. SqFt	3,800	3,098	2,800
Lot Size	0.48 acre		
Acreage	0.48	0.42	0.3
Year Built	1994	2004	2003
Price	\$370,000	\$375,000	\$335,000

20001074



8612 Timbermarsh Lane
North Charleston SC

20002231



4211 Sweet Gum Crossing
North Charleston SC

20003167



4204 Persimmon Woods Drive
North Charleston SC

List Price	\$450,000	\$419,000	\$599,000
Original List Price	\$400,000	\$419,000	\$599,000
Sold Price	\$455,000	\$420,000	\$550,000
Status	Closed	Closed	Closed
Status Date	02/19/2020	04/03/2020	03/06/2020
Days on Market	4	2	0
Cumulative Days on Market	4	2	0
Bedrooms	5	4	5
Baths - Total	3.5	3	5
Apx. SqFt	3,187	2,920	4,795
Lot Size	22,621 Square Feet		
Acreage	0.51	0.51	0.5
Year Built	2004	1999	2000
Price	\$455,000	\$420,000	\$550,000

20005770



8630 W Fairway Woods Drive
North Charleston SC

20008414



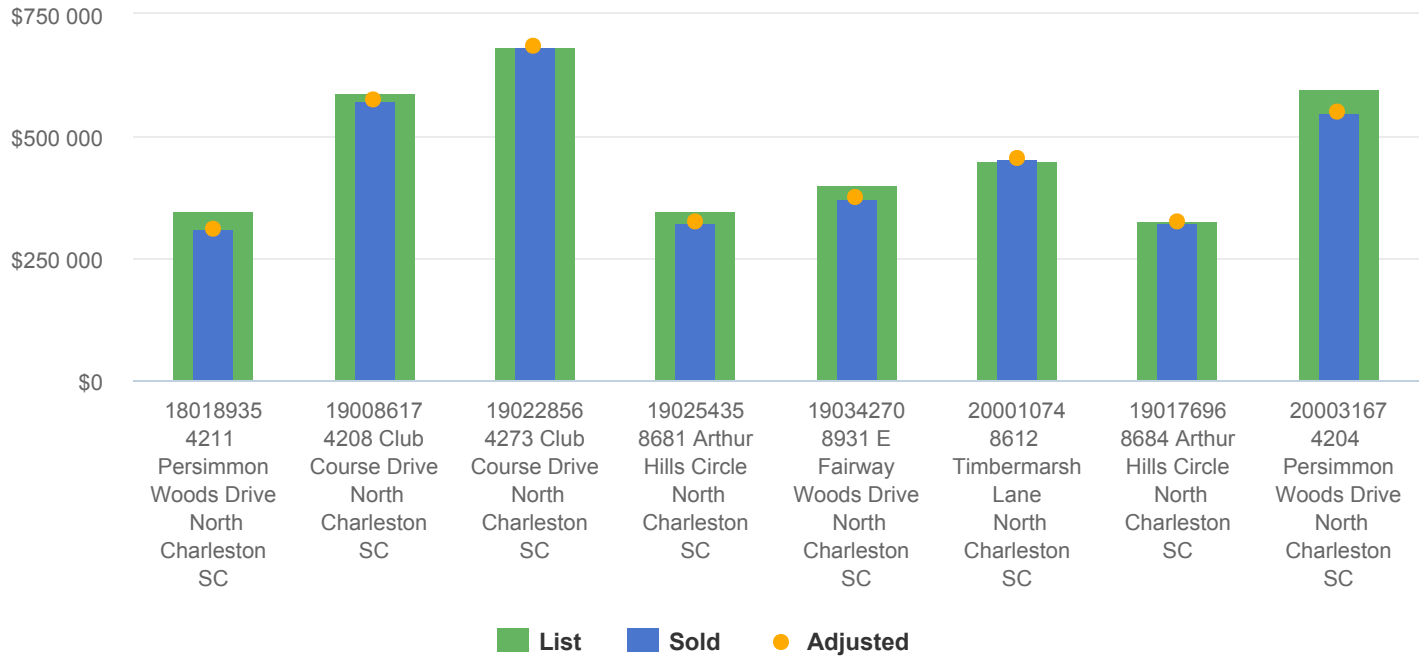
4223 Buck Creek Court
North Charleston SC

List Price	\$399,900	\$739,000	
Original List Price	\$399,900	\$739,000	
Sold Price	\$399,900	\$710,000	
Status	Closed	Closed	
Status Date	04/28/2020	05/22/2020	
Days on Market	15	14	
Cumulative Days on Market	15	14	
Bedrooms	4	5	
Baths - Total	3.5	5	
Apx. SqFt	3,050	4,675	
Lot Size		0.75	
Acreage	0.48	0.72	
Year Built	1997	2006	
Price	\$399,900	\$710,000	

Price Analysis

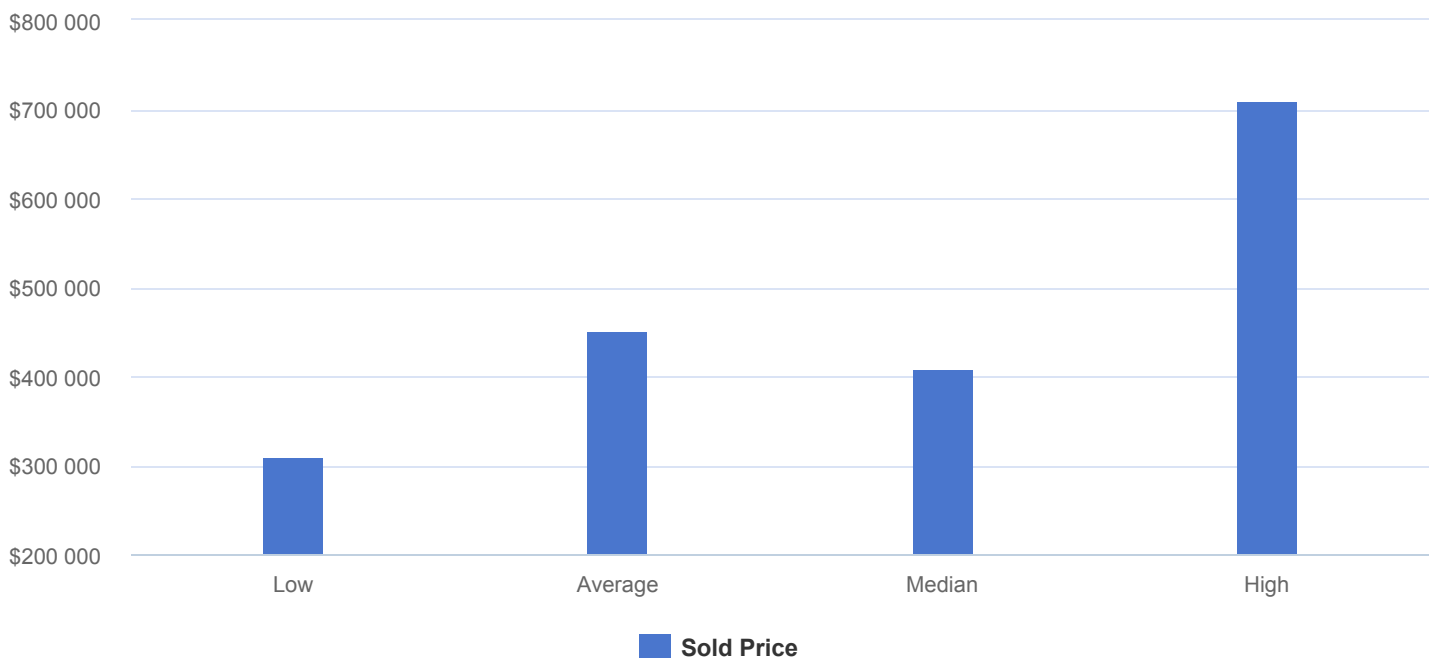
List, Sold and Adjusted Prices

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
18018935	4211 Persimmon Woods Drive, North Charleston SC	\$350,000	188	187	01/10/2020	\$310,000	-	\$310,000
19008617	4208 Club Course Drive, North Charleston SC	\$589,000	245	245	01/16/2020	\$575,000	-	\$575,000
19022856	4273 Club Course Drive, North Charleston SC	\$685,000	56	56	01/21/2020	\$685,000	-	\$685,000
19025435	8681 Arthur Hills Circle, North Charleston SC	\$347,500	101	101	01/31/2020	\$325,000	-	\$325,000
19034270	8931 E Fairway Woods Drive, North Charleston SC	\$399,990	14	379	01/31/2020	\$375,000	-	\$375,000
20001074	8612 Timbermarsh Lane, North Charleston SC	\$450,000	4	4	02/19/2020	\$455,000	-	\$455,000
19017696	8684 Arthur Hills Circle, North Charleston SC	\$329,000	197	302	02/21/2020	\$325,000	-	\$325,000
20003167	4204 Persimmon Woods Drive, North Charleston SC	\$599,000	0	0	03/06/2020	\$550,000	-	\$550,000
20002231	4211 Sweet Gum Crossing, North Charleston SC	\$419,000	2	2	04/03/2020	\$420,000	-	\$420,000
20005770	8630 W Fairway Woods Drive, North Charleston SC	\$399,900	15	15	04/28/2020	\$399,900	-	\$399,900
20000410	8859 E Fairway Woods Circle, North Charleston SC	\$335,000	60	214	05/07/2020	\$335,000	-	\$335,000
20008414	4223 Buck Creek Court, North Charleston SC	\$739,000	14	14	05/22/2020	\$710,000	-	\$710,000
19028518	8630 Arthur Hills Circle, North Charleston SC	\$349,900	135	320	05/26/2020	\$370,000	-	\$370,000
19018300	4293 Club Course Drive, North Charleston SC	\$494,900	273	273	05/27/2020	\$490,000	-	\$490,000

Low, Average, Median, and High Comparisons

	Closed	Overall
Low	\$310,000	\$310,000
Average	\$451,779	\$451,779
Median	\$409,950	\$409,950
High	\$710,000	\$710,000

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	14	6,487,190	463,371	6,324,900	451,779	0.98	3,543	129.90	126.70	93	151
Overall	14	6,487,190	463,371	6,324,900	451,779	0.98	3,543	129.90	126.70	93	151