

Comparable Properties

19002505



8831 E Fairway Woods Drive
North Charleston SC

19008233



4245 Wildwood Landing
North Charleston SC

19014107



4232 Club Course Drive
North Charleston SC

List Price	\$450,000	\$450,000	\$619,000
Original List Price	\$459,990	\$450,000	\$619,000
Sold Price	\$450,000	\$450,000	\$594,500
Status	Closed	Closed	Closed
Status Date	07/18/2019	07/16/2019	07/22/2019
Days on Market	147	13	19
Cumulative Days on Market	147	13	205
Bedrooms	5	4	6
Baths - Total	3	3.5	5
Apx. SqFt	3,264	3,349	4,700
Lot Size		.62	
Acreage	0.29	0.62	0.49
Year Built	2019	1998	2002
Price	\$450,000	\$450,000	\$594,500

19016957



4432 Wild Thicket Ln
North Charleston SC

19017646



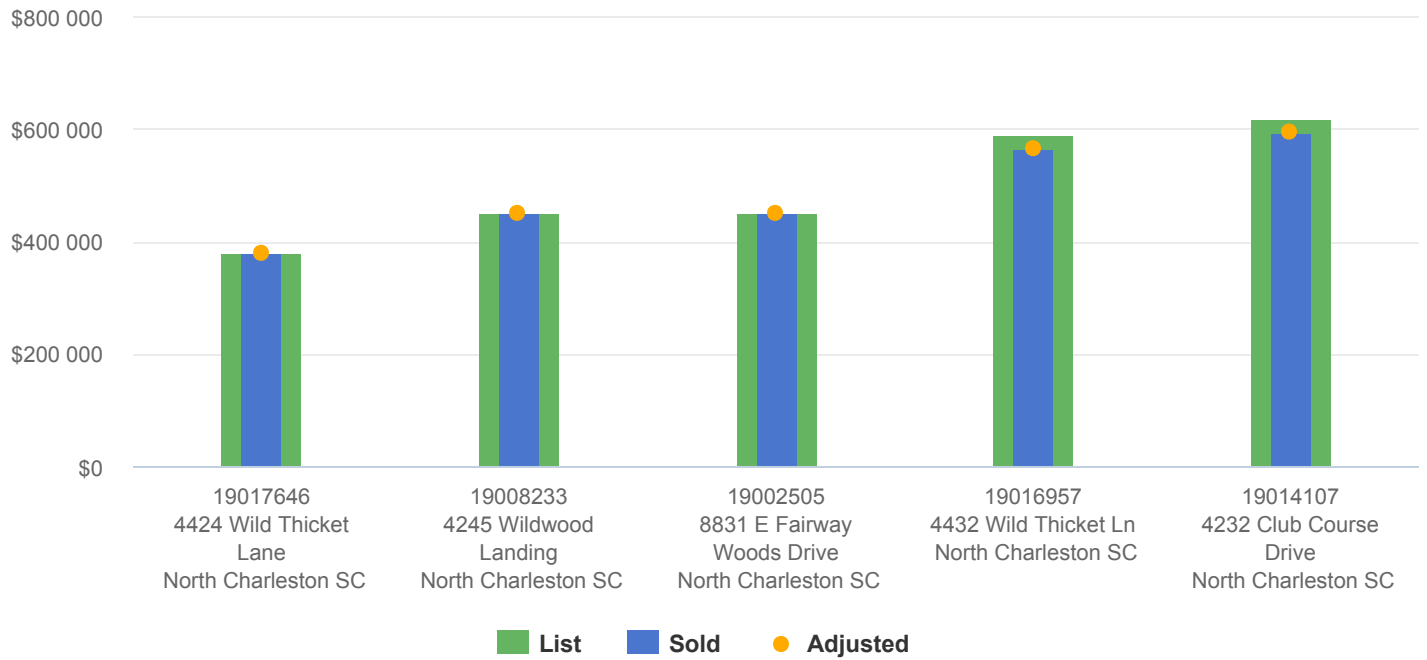
4424 Wild Thicket Lane
North Charleston SC

List Price	\$590,000	\$379,000	
Original List Price	\$590,000	\$379,000	
Sold Price	\$565,000	\$379,000	
Status	Closed	Closed	
Status Date	08/02/2019	07/26/2019	
Days on Market	10	7	
Cumulative Days on Market	51	7	
Bedrooms	4	4	
Baths - Total	3.5	3	
Apx. SqFt	4,076	2,612	
Lot Size	58x34x40x36x156x244x89x198		
Acreage	0.81	0.33	
Year Built	2004	2002	
Price	\$565,000	\$379,000	

Price Analysis

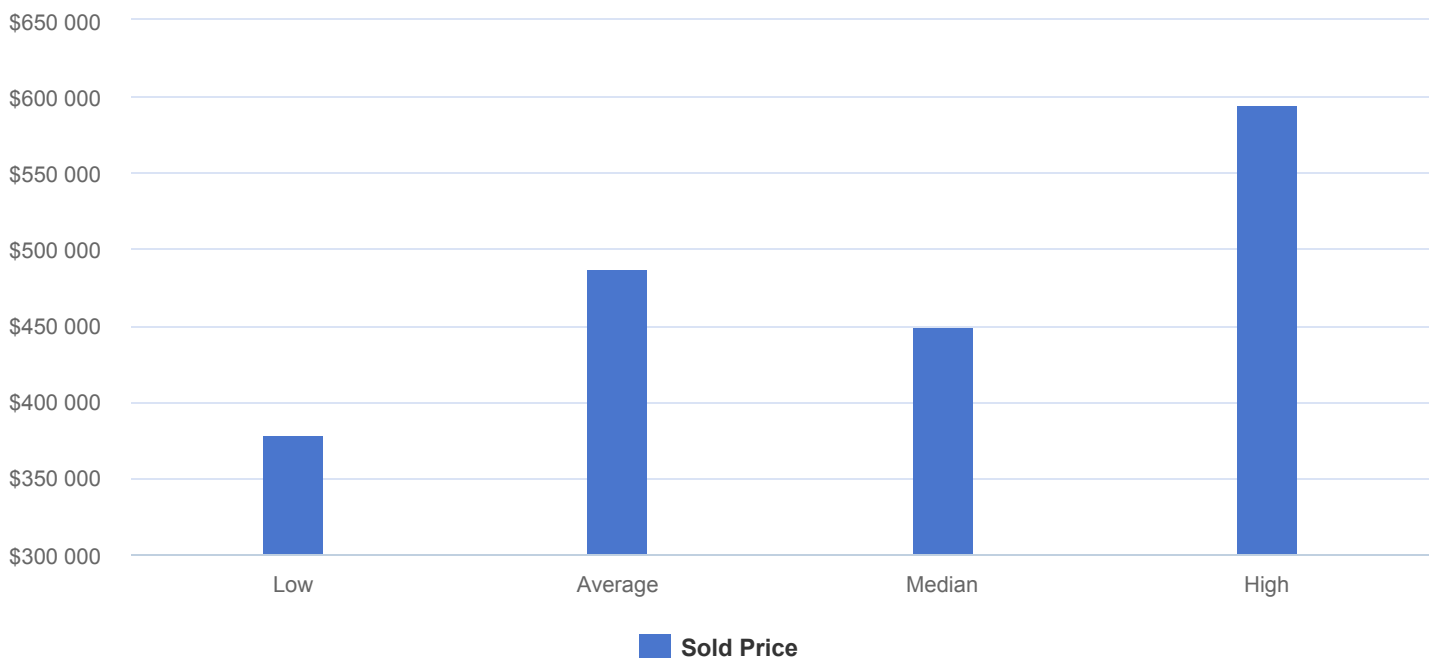
List, Sold and Adjusted Prices

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
19017646	4424 Wild Thicket Lane, North Charleston SC	\$379,000	7	7	07/26/2019	\$379,000	-	\$379,000
19008233	4245 Wildwood Landing, North Charleston SC	\$450,000	13	13	07/15/2019	\$450,000	-	\$450,000
19002505	8831 E Fairway Woods Drive, North Charleston SC	\$450,000	147	147	07/18/2019	\$450,000	-	\$450,000
19016957	4432 Wild Thicket Ln, North Charleston SC	\$590,000	10	51	07/31/2019	\$565,000	-	\$565,000
19014107	4232 Club Course Drive, North Charleston SC	\$619,000	19	205	07/22/2019	\$594,500	-	\$594,500

Low, Average, Median, and High Comparisons

	Closed	Overall
Low	\$379,000	\$379,000
Average	\$487,700	\$487,700
Median	\$450,000	\$450,000
High	\$594,500	\$594,500

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	5	2,488,000	497,600	2,438,500	487,700	0.98	3,600	138.76	136.49	39	85
Overall	5	2,488,000	497,600	2,438,500	487,700	0.98	3,600	138.76	136.49	39	85