

Comparable Properties

20002404



4312 Persimmon Woods Drive
North Charleston SC

20004043



4207 Club Course Drive
North Charleston SC

20007856



4285 Club Course Drive
North Charleston SC

List Price	\$695,000	\$505,900	\$515,000
Original List Price	\$750,000	\$520,000	\$550,000
Sold Price	\$650,000	\$485,000	\$511,000
Status	Closed	Closed	Closed
Status Date	07/13/2020	07/02/2020	08/03/2020
Days on Market	127	97	86
Cumulative Days on Market	127	97	86
Bedrooms	6	5	5
Baths - Total	4.5	3	3.5
Apx. SqFt	6,700	3,501	3,825
Lot Size			
Acreage	0.42	0.36	0.53
Year Built	2001	2007	1996
Price	\$650,000	\$485,000	\$511,000

20006837



4219 Club Course Drive
North Charleston SC

20008090



8911 E Fairway Woods Drive
North Charleston SC

20010145



8895 E Fairway Woods Circle
North Charleston SC

List Price	\$587,500	\$399,900	\$364,000
Original List Price	\$599,000	\$399,900	\$369,000
Sold Price	\$552,500	\$385,000	\$365,000
Status	Closed	Closed	Closed
Status Date	07/24/2020	07/16/2020	07/20/2020
Days on Market	80	88	43
Cumulative Days on Market	80	88	43
Bedrooms	5	4	4
Baths - Total	3.5	3	3
Apx. SqFt	4,126	2,457	2,500
Lot Size			
Acreage	0.36	0.43	0.42
Year Built	2009	2004	2004
Price	\$552,500	\$385,000	\$365,000

20010888



8640 Timbermarsh Lane
North Charleston SC

20011257



8629 Wild Bird Court
North Charleston SC

20014525



4201 Wildwood
Charleston SC

List Price	\$424,900	\$535,000	\$499,995
Original List Price	\$424,900	\$535,000	\$499,995
Sold Price	\$429,900	\$515,000	\$500,000
Status	Closed	Closed	Closed
Status Date	07/03/2020	07/31/2020	07/20/2020
Days on Market	20	36	2
Cumulative Days on Market	20	36	2
Bedrooms	3	5	5
Baths - Total	2.5	3	3.5
Apx. SqFt	3,117	3,788	3,692
Lot Size			19,602
Acreage	0.38	0.61	0.45
Year Built	1998	2005	2004
Price	\$429,900	\$515,000	\$500,000

20016137



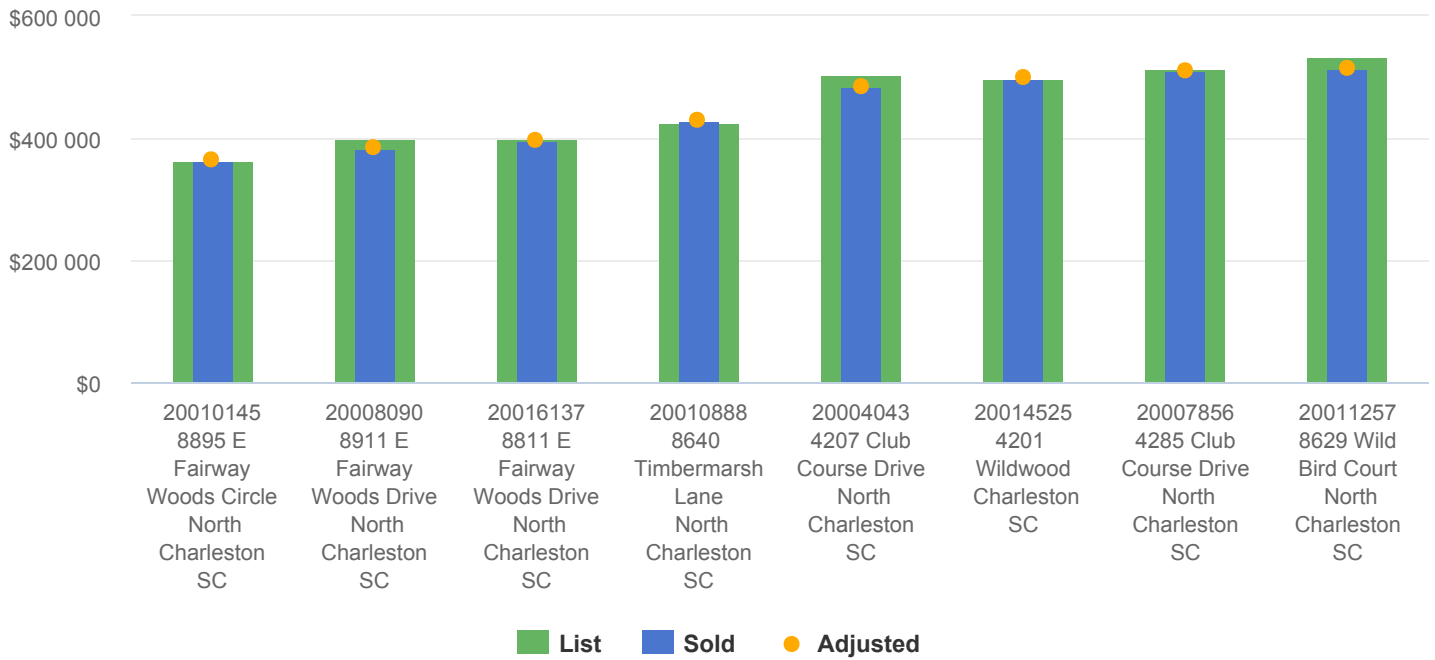
8811 E Fairway Woods Drive
North Charleston SC

List Price	\$399,000		
Original List Price	\$399,000		
Sold Price	\$397,000		
Status	Closed		
Status Date	07/30/2020		
Days on Market	2		
Cumulative Days on Market	2		
Bedrooms	4		
Baths - Total	3.5		
Apx. SqFt	2,799		
Lot Size			
Acreage	0.29		
Year Built	2005		
Price	\$397,000		

Price Analysis

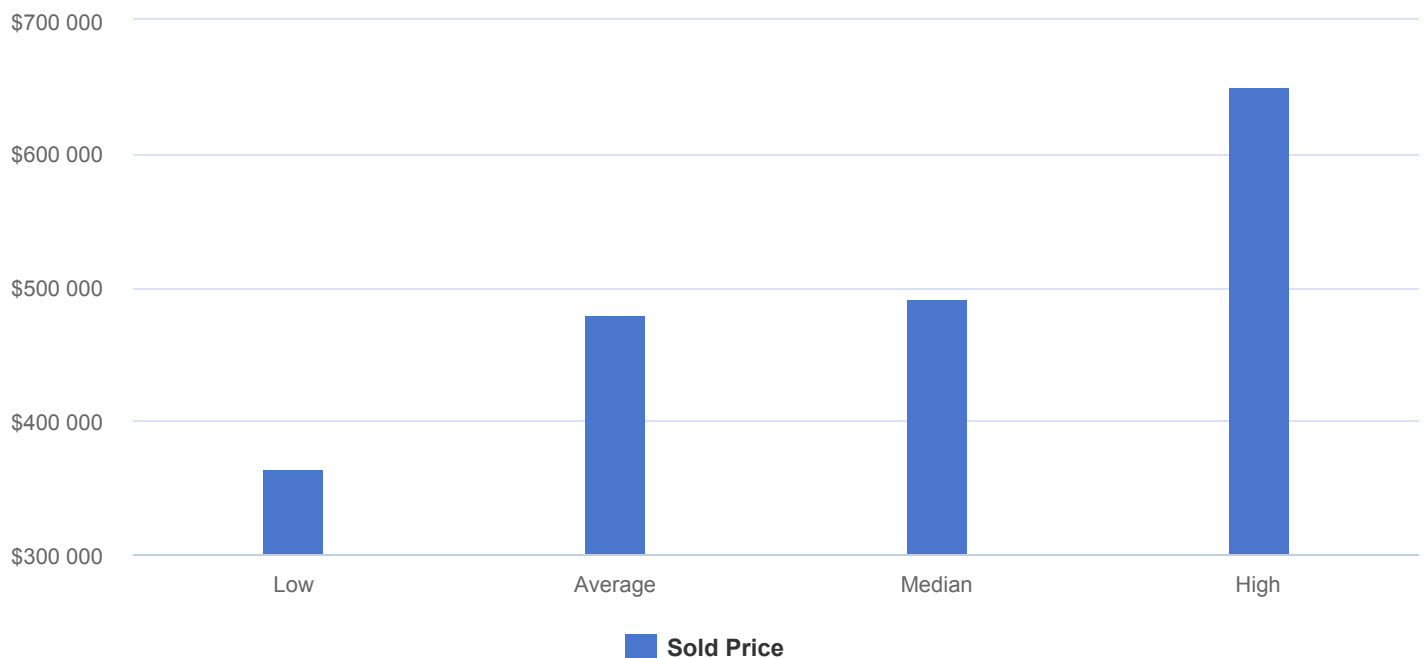
List, Sold and Adjusted Prices

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
20010145	8895 E Fairway Woods Circle, North Charleston SC	\$364,000	43	43	07/20/2020	\$365,000	-	\$365,000
20008090	8911 E Fairway Woods Drive, North Charleston SC	\$399,900	88	88	07/16/2020	\$385,000	-	\$385,000
20016137	8811 E Fairway Woods Drive, North Charleston SC	\$399,000	2	2	07/30/2020	\$397,000	-	\$397,000
20010888	8640 Timbermarsh Lane, North Charleston SC	\$424,900	20	20	07/02/2020	\$429,900	-	\$429,900
20004043	4207 Club Course Drive, North Charleston SC	\$505,900	97	97	07/01/2020	\$485,000	-	\$485,000
20014525	4201 Wildwood, Charleston SC	\$499,995	2	2	07/20/2020	\$500,000	-	\$500,000
20007856	4285 Club Course Drive, North Charleston SC	\$515,000	86	86	07/31/2020	\$511,000	-	\$511,000
20011257	8629 Wild Bird Court, North Charleston SC	\$535,000	36	36	07/29/2020	\$515,000	-	\$515,000
20006837	4219 Club Course Drive, North Charleston SC	\$587,500	80	80	07/24/2020	\$552,500	-	\$552,500
20002404	4312 Persimmon Woods Drive, North Charleston SC	\$695,000	127	127	07/10/2020	\$650,000	-	\$650,000

Low, Average, Median, and High Comparisons

	Closed	Overall
Low	\$365,000	\$365,000
Average	\$479,040	\$479,040
Median	\$492,500	\$492,500
High	\$650,000	\$650,000

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	10	4,926,195	492,620	4,790,400	479,040	0.98	3,650	138.92	135.69	58	58
Overall	10	4,926,195	492,620	4,790,400	479,040	0.98	3,650	138.92	135.69	58	58