

# Comparable Properties

19018300



4293 Club Course Drive  
North Charleston SC

19028518



8630 Arthur Hills Circle  
North Charleston SC

20000410



8859 E Fairway Woods Circle  
North Charleston SC

List Price	\$494,900	\$349,900	\$335,000
Original List Price	\$559,900	\$424,000	\$350,000
Sold Price	\$490,000	\$370,000	\$335,000
Status	Closed	Closed	Closed
Status Date	05/29/2020	05/27/2020	05/08/2020
Days on Market	273	135	60
Cumulative Days on Market	273	320	214
Bedrooms	5	4	4
Baths - Total	3.5	3.5	3
Apx. SqFt	3,972	3,800	2,800
Lot Size		0.48 acre	
Acreage	1	0.48	0.3
Year Built	1994	1994	2003
<b>Price</b>	<b>\$490,000</b>	<b>\$370,000</b>	<b>\$335,000</b>

20004043



4207 Club Course Drive  
North Charleston SC

20004017



4198 Club Course Drive  
North Charleston SC

20008414



4223 Buck Creek Court  
North Charleston SC

List Price	\$505,900	\$699,000	\$739,000
Original List Price	\$520,000	\$699,000	\$739,000
Sold Price	\$485,000	\$699,000	\$710,000
Status	Closed	Closed	Closed
Status Date	07/02/2020	06/30/2020	05/22/2020
Days on Market	97	86	14
Cumulative Days on Market	97	86	14
Bedrooms	5	5	5
Baths - Total	3	5.5	5
Apx. SqFt	3,501	4,030	4,675
Lot Size			0.75
Acreage	0.36	0.44	0.72
Year Built	2007	2020	2006
<b>Price</b>	<b>\$485,000</b>	<b>\$699,000</b>	<b>\$710,000</b>

20010195



4135 Club Course Drive  
North Charleston SC

20010888



8640 Timbermarsh Lane  
North Charleston SC

20011178



8602 W Fairway Woods Drive  
North Charleston SC

List Price	\$399,900	\$424,900	\$525,000
Original List Price	\$399,900	\$424,900	\$525,000
Sold Price	\$394,500	\$429,900	\$525,000
Status	Closed	Closed	Closed
Status Date	06/26/2020	07/03/2020	06/12/2020
Days on Market	33	20	14
Cumulative Days on Market	33	20	14
Bedrooms	4	3	5
Baths - Total	2.5	2.5	4.5
Apx. SqFt	3,148	3,117	4,300
Lot Size			.92
Acreage	0.41	0.38	0.92
Year Built	1998	1998	1993
<b>Price</b>	<b>\$394,500</b>	<b>\$429,900</b>	<b>\$525,000</b>

20010890



8611 Timbermarsh Lane  
North Charleston SC

20016748



4270 Club Course Drive  
North Charleston SC

List Price	\$549,000	\$650,000	
Original List Price	\$549,000	\$650,000	
Sold Price	\$544,000	\$650,000	
Status	Closed	Closed	
Status Date	06/18/2020	06/19/2020	
Days on Market	18		
Cumulative Days on Market	18		
Bedrooms	5	4	
Baths - Total	4	3.5	
Apx. SqFt	3,301	4,050	
Lot Size			
Acreage	0.56	0.41	
Year Built	2006	2000	
<b>Price</b>	<b>\$544,000</b>	<b>\$650,000</b>	

# Price Analysis

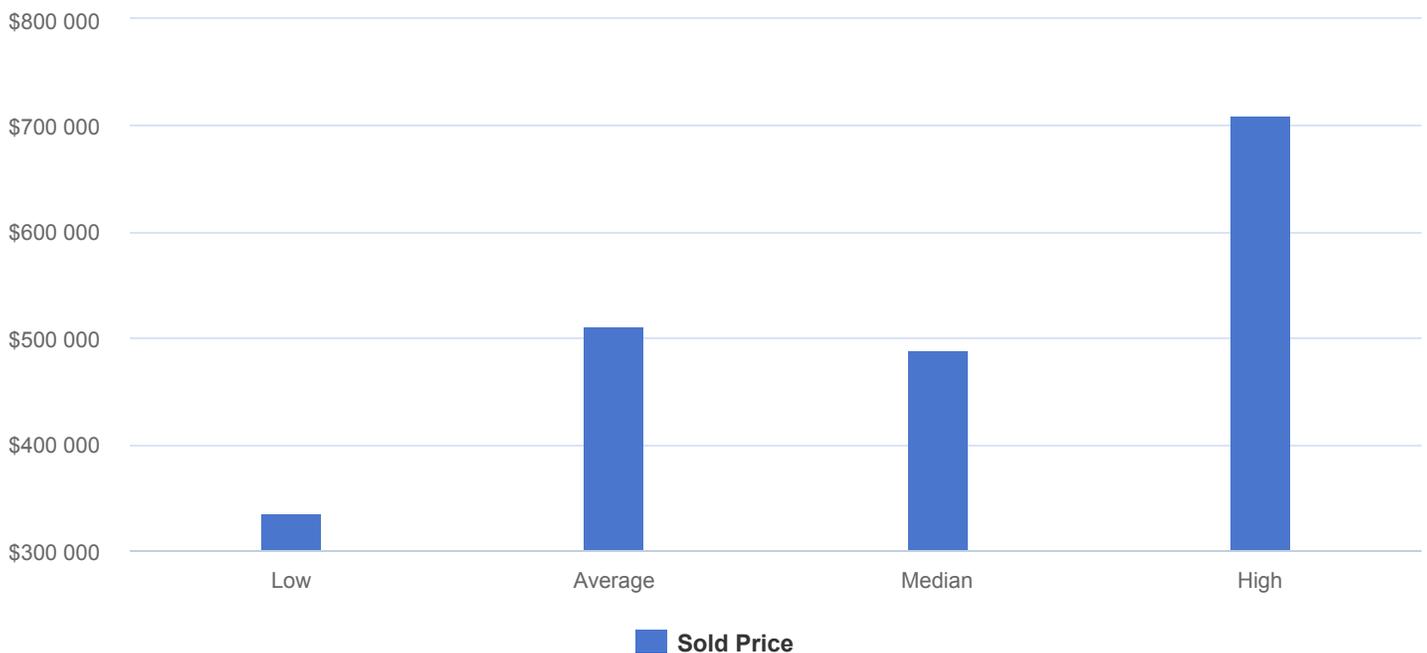
## List, Sold and Adjusted Prices

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
19028518	8630 Arthur Hills Circle, North Charleston SC	\$349,900	135	320	05/26/2020	\$370,000	-	\$370,000
20000410	8859 E Fairway Woods Circle, North Charleston SC	\$335,000	60	214	05/07/2020	\$335,000	-	\$335,000
20011178	8602 W Fairway Woods Drive, North Charleston SC	\$525,000	14	14	06/12/2020	\$525,000	-	\$525,000
19018300	4293 Club Course Drive, North Charleston SC	\$494,900	273	273	05/27/2020	\$490,000	-	\$490,000
20010195	4135 Club Course Drive, North Charleston SC	\$399,900	33	33	06/26/2020	\$394,500	-	\$394,500
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
20008414	4223 Buck Creek Court, North Charleston SC	\$739,000	14	14	05/22/2020	\$710,000	-	\$710,000
20016748	4270 Club Course Drive, North Charleston SC	\$650,000			06/18/2020	\$650,000	-	\$650,000
20010890	8611 Timbermarsh Lane, North Charleston SC	\$549,000	18	18	06/16/2020	\$544,000	-	\$544,000
20004017	4198 Club Course Drive, North Charleston SC	\$699,000	86	86	06/25/2020	\$699,000	-	\$699,000

## Low, Average, Median, and High Comparisons

	Closed	Overall
Low	\$335,000	\$335,000
Average	\$512,036	\$512,036
Median	\$490,000	\$490,000
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. Sold Price/SqFt	Avg. List \$/Sold Price/SqFt	Avg. Sold \$/Sold Price/SqFt	Avg. DOM	Avg. CDOM
Closed	11	5,672,500	515,682	5,632,400	512,036	1.00	138	3,718.78	3,699.49	68	99
Overall	11	5,672,500	515,682	5,632,400	512,036	1.00	138	3,718.78	3,699.49	68	99