

Comparable Properties

18025060



1001 Denali Court
Summerville SC

18031671



1009 Denali Court
Summerville SC

18029856



1001 Bryce Court
Summerville SC

List Price	\$535,000	\$519,900	\$399,000
Original List Price	\$535,000	\$540,000	\$475,000
Sold Price	\$529,000	\$509,500	\$395,000
Status	Closed	Closed	Closed
Status Date	01/14/2019	06/17/2019	05/30/2019
Days on Market	48	165	182
Cumulative Days on Market	46	165	182
Bedrooms	3	4	4
Baths - Total	3	3.5	3.5
Apx. SqFt	2,808	2,910	3,350
Lot Size	.82	.81	
Acreage	0.82	0.81	0.9
Year Built	2018	2018	1991
Price	\$529,000	\$509,500	\$395,000

19000472



4027 Cascades Thrust
Summerville SC

19016181



1003 King Mountain Drive
Summerville SC

19005492



1021 Mount Mckinley Drive
Summerville SC

List Price	\$474,900	\$545,000	\$475,000
Original List Price	\$474,900	\$545,000	\$475,000
Sold Price	\$460,000	\$542,000	\$490,000
Status	Closed	Closed	Closed
Status Date	05/17/2019	07/31/2019	06/25/2019
Days on Market	94	13	7
Cumulative Days on Market	94	12	7
Bedrooms	4	5	4
Baths - Total	3.5	3.5	4.5
Apx. SqFt	3,184	3,526	3,556
Lot Size			
Acreage	0.37	0.75	0.9
Year Built	2017	2015	2002
Price	\$460,000	\$542,000	\$490,000

19006053



5550 Alpine Drive
Summerville SC

19014687



3031 Rampart Road
Summerville SC

19014692



3043 Rampart Road
Summerville SC

List Price	\$438,750	\$479,099	\$568,334
Original List Price	\$444,900	\$479,099	\$568,334
Sold Price	\$438,750	\$479,099	\$568,334
Status	Closed	Closed	Closed
Status Date	05/29/2019	05/19/2019	05/19/2019
Days on Market	66		
Cumulative Days on Market	250		
Bedrooms	5	5	5
Baths - Total	3	3.5	3.5
Apx. SqFt	2,643	3,100	3,300
Lot Size			
Acreage	0.41	0.76	0.75
Year Built	2017	2019	2019
Price	\$438,750	\$479,099	\$568,334

19014694



4030 Cascades Thrust
Summerville SC

19015166



5557 Alpine Drive
Summerville SC

19016978



1000 Poconos Court
Summerville SC

List Price	\$580,420	\$484,900	\$525,000
Original List Price	\$580,420	\$484,900	\$525,000
Sold Price	\$580,420	\$485,000	\$520,000
Status	Closed	Closed	Closed
Status Date	05/19/2019	07/29/2019	08/07/2019
Days on Market		5	32
Cumulative Days on Market		5	32
Bedrooms	5	5	5
Baths - Total	3.5	3.5	3.5
Apx. SqFt	3,745	3,200	3,700
Lot Size			
Acreage	0.89	0.75	0.67
Year Built	2019	2017	2007
Price	\$580,420	\$485,000	\$520,000

19020074

19023559

19025176



1008 Mount Whitney Drive
Summerville SC

1002 Mount Whitney Drive
Summerville SC

5569 Alpine Drive
Summerville SC

List Price	\$573,185	\$524,900	\$469,900
Original List Price	\$573,185	\$524,900	\$469,900
Sold Price	\$573,185	\$525,000	\$457,000
Status	Closed	Closed	Closed
Status Date	07/09/2019	09/20/2019	09/25/2019
Days on Market		2	4
Cumulative Days on Market		2	83
Bedrooms	4	4	4
Baths - Total	3.5	3.5	3.5
Apx. SqFt	3,227	3,333	2,850
Lot Size		.94 Acres	
Acreage	0.74	0.94	0.76
Year Built	2018	2008	2015
Price	\$573,185	\$525,000	\$457,000

19025935



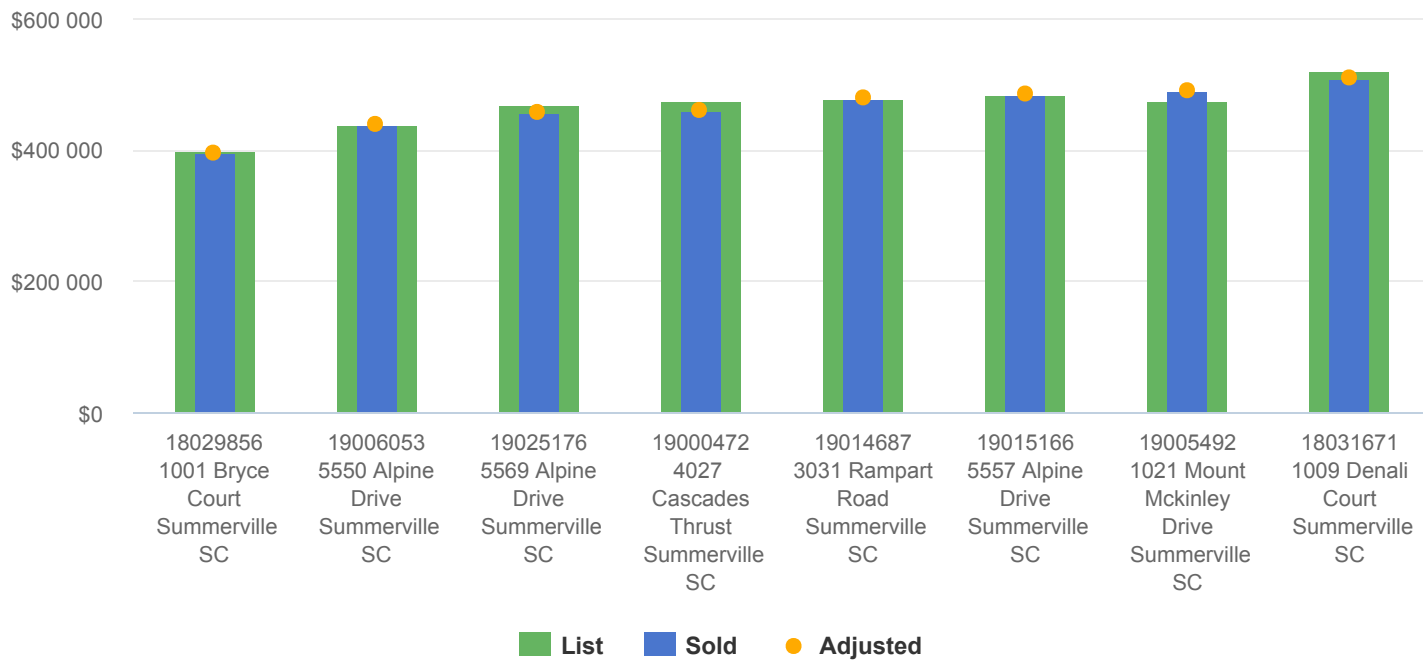
1000 Mt Whitney Drive
Summerville SC

List Price	\$649,900		
Original List Price	\$649,900		
Sold Price	\$649,900		
Status	Closed		
Status Date	11/15/2019		
Days on Market	8		
Cumulative Days on Market	8		
Bedrooms	5		
Baths - Total	4.5		
Apx. SqFt	4,410		
Lot Size			
Acreage	0.92		
Year Built	2008		
Price	\$649,900		

Price Analysis

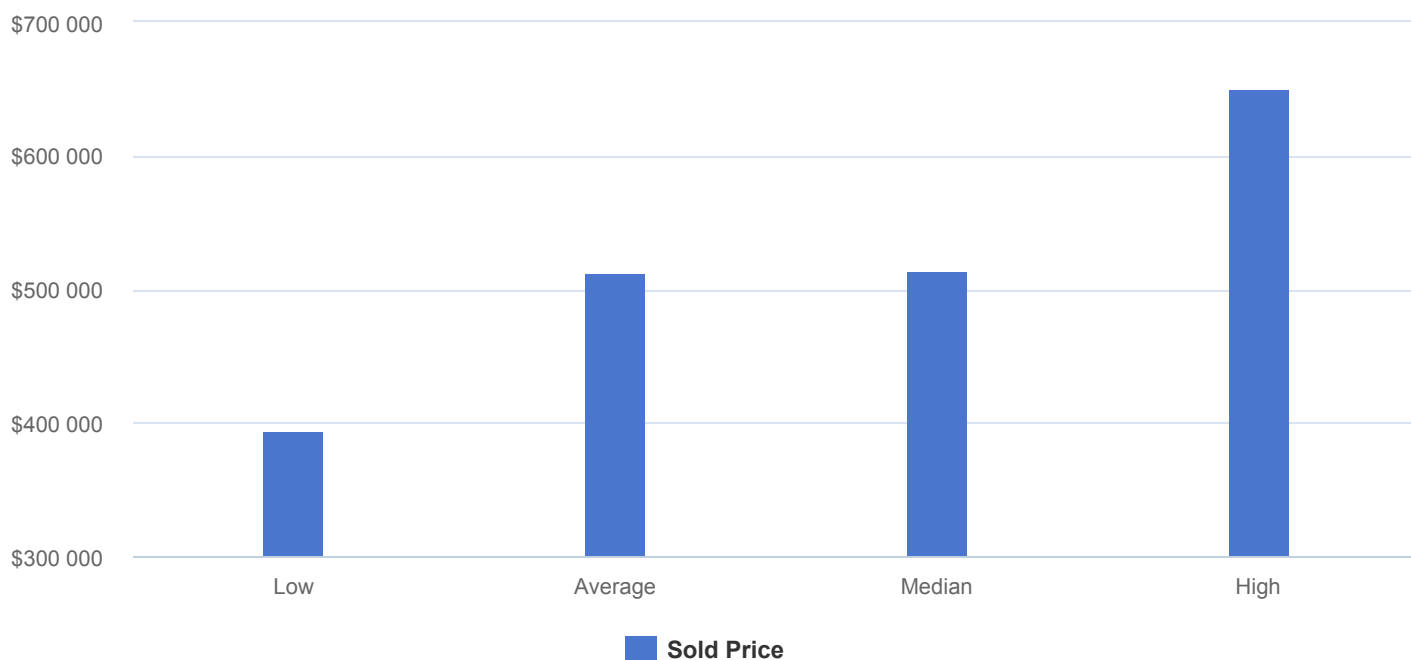
List, Sold and Adjusted Prices

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
18029856	1001 Bryce Court, Summerville SC	\$399,000	182	182	05/30/2019	\$395,000	-	\$395,000
19006053	5550 Alpine Drive, Summerville SC	\$438,750	66	250	05/29/2019	\$438,750	-	\$438,750
19025176	5569 Alpine Drive, Summerville SC	\$469,900	4	83	09/25/2019	\$457,000	-	\$457,000
19000472	4027 Cascades Thrust, Summerville SC	\$474,900	94	94	05/16/2019	\$460,000	-	\$460,000
19014687	3031 Rampart Road, Summerville SC	\$479,099			05/19/2019	\$479,099	-	\$479,099
19015166	5557 Alpine Drive, Summerville SC	\$484,900	5	5	07/29/2019	\$485,000	-	\$485,000
19005492	1021 Mount Mckinley Drive, Summerville SC	\$475,000	7	7	06/24/2019	\$490,000	-	\$490,000
18031671	1009 Denali Court, Summerville SC	\$519,900	165	165	06/14/2019	\$509,500	-	\$509,500
19016978	1000 Poconos Court, Summerville SC	\$525,000	32	32	08/07/2019	\$520,000	-	\$520,000
19023559	1002 Mount Whitney Drive, Summerville SC	\$524,900	2	2	09/20/2019	\$525,000	-	\$525,000
18025060	1001 Denali Court, Summerville SC	\$535,000	48	46	01/10/2019	\$529,000	-	\$529,000
19016181	1003 King Mountain Drive, Summerville SC	\$545,000	13	12	07/29/2019	\$542,000	-	\$542,000
19014692	3043 Rampart Road, Summerville SC	\$568,334			03/18/2019	\$568,334	-	\$568,334
19020074	1008 Mount Whitney Drive, Summerville SC	\$573,185			06/10/2019	\$573,185	-	\$573,185
19014694	4030 Cascades Thrust, Summerville SC	\$580,420			02/27/2019	\$580,420	-	\$580,420
19025935	1000 Mt Whitney Drive, Summerville SC	\$649,900	8	8	11/15/2019	\$649,900	-	\$649,900

Low, Average, Median, and High Comparisons

	Closed	Overall
Low		\$395,000
Average		\$512,637
Median		\$514,750
High		\$649,900

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	16	8,243,188	515,199	8,202,188	512,637	0.99	3,303	157.13	156.26	39	55
Overall	16	8,243,188	515,199	8,202,188	512,637	0.99	3,303	157.13	156.26	39	55