

# Comparable Properties

19014710



**5279 Alpine Drive  
Summerville SC**

19028897



**3007 Rampart Road  
Summerville SC**

19029445



**3032 Rampart Road  
Summerville SC**

List Price	\$525,000	\$515,000	\$424,900
Original List Price	\$605,500	\$515,000	\$412,510
Sold Price	\$517,000	\$574,193	\$424,900
Status	Closed	Closed	Closed
Status Date	04/30/2020	08/12/2020	07/20/2020
Days on Market	314	0	236
Cumulative Days on Market	315	2	236
Bedrooms	5	6	4
Baths - Total	3.5	4	2
Apx. SqFt	3,460	3,475	2,250
Lot Size	.81		
Acreage	0.81	0.75	0.37
Year Built	2005	2019	2020
<b>Price</b>	<b>\$517,000</b>	<b>\$574,193</b>	<b>\$424,900</b>

19029446



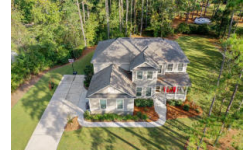
3024 Rampart Road  
Summerville SC

19029447



3016 Rampart Road  
Summerville SC

19030697



5572 Alpine Drive  
Summerville SC

List Price	\$359,800	\$399,900	\$519,000
Original List Price	\$376,955	\$398,765	\$519,000
Sold Price	\$364,900	\$385,000	\$505,000
Status	Closed	Closed	Closed
Status Date	07/30/2020	08/10/2020	01/17/2020
Days on Market	258	261	23
Cumulative Days on Market	258	261	23
Bedrooms	4	4	4
Baths - Total	2	3	3.5
Apx. SqFt	1,862	1,941	3,398
Lot Size			
Acreage	0.38	0.37	0.73
Year Built	2020	2020	2015
<b>Price</b>	<b>\$364,900</b>	<b>\$385,000</b>	<b>\$505,000</b>

19033709



5500 Alpine Drive  
Summerville SC

20000194



5512 Alpine Drive  
Summerville SC

20002765



1002 Poconos Court  
Summerville SC

List Price	\$425,240	\$485,900	\$515,000
Original List Price	\$389,900	\$428,530	\$515,000
Sold Price	\$409,000	\$444,925	\$515,000
Status	Closed	Closed	Closed
Status Date	08/03/2020	08/11/2020	03/30/2020
Days on Market	164	108	2
Cumulative Days on Market	199	108	2
Bedrooms	4	5	5
Baths - Total	3	3.5	3.5
Apx. SqFt	2,643	2,968	3,198
Lot Size		16,400	
Acreage	0.37	0.38	0.7
Year Built	2020	2020	2006
<b>Price</b>	<b>\$409,000</b>	<b>\$444,925</b>	<b>\$515,000</b>

20006231



1015 Englewood Court  
Summerville SC

20009084



5566 Alpine Drive  
Summerville SC

20012066



5060 Alpine Drive  
Summerville SC

List Price	\$524,900	\$580,165	\$369,900
Original List Price	\$524,900	\$580,165	\$374,900
Sold Price	\$522,000	\$580,165	\$369,900
Status	Closed	Closed	Closed
Status Date	04/24/2020	04/01/2020	06/30/2020
Days on Market	6		23
Cumulative Days on Market	5		398
Bedrooms	5	4	4
Baths - Total	4	3.5	2
Apx. SqFt	3,287	3,300	2,032
Lot Size			
Acreage	1.13	0.75	0.32
Year Built	2005	2020	2020
<b>Price</b>	<b>\$522,000</b>	<b>\$580,165</b>	<b>\$369,900</b>

20012105



5561 Alpine Drive  
Summerville SC

20012106



3025 Rampart Road  
Summerville SC

20012107



5565 Alpine Drive  
Summerville SC

List Price	\$598,684	\$554,084	\$553,037
Original List Price	\$598,684	\$554,084	\$553,037
Sold Price	\$598,684	\$554,084	\$553,037
Status	Closed	Closed	Closed
Status Date	05/18/2020	07/23/2020	07/29/2020
Days on Market	0	0	0
Cumulative Days on Market	0	13	13
Bedrooms	4	4	6
Baths - Total	2.5	2.5	4
Apx. SqFt	2,966	2,966	3,475
Lot Size			
Acreage	0.75	0.5	0.75
Year Built	2020	2020	2020
<b>Price</b>	<b>\$598,684</b>	<b>\$554,084</b>	<b>\$553,037</b>

20012110



5496 Alpine Drive  
Summerville SC

20014112



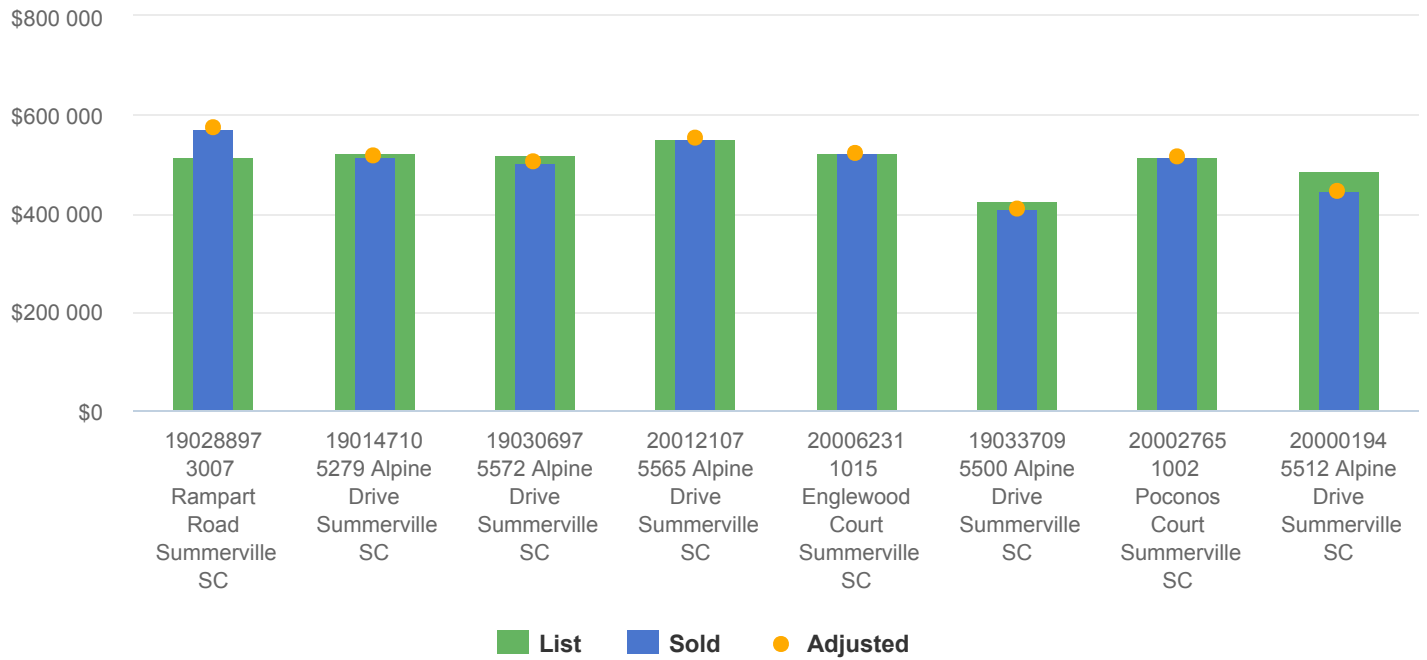
1009 King Mountain Drive  
Summerville SC

List Price	\$480,430	\$595,000	
Original List Price	\$480,430	\$595,000	
Sold Price	\$483,310	\$615,000	
Status	Closed	Closed	
Status Date	07/30/2020	06/26/2020	
Days on Market	0	2	
Cumulative Days on Market	0	1	
Bedrooms	3	5	
Baths - Total	2	3.5	
Apx. SqFt	2,188	3,580	
Lot Size			
Acreage	0.67	1.1	
Year Built	2020	2015	
<b>Price</b>	<b>\$483,310</b>	<b>\$615,000</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
19028897	3007 Rampart Road, Summerville SC	\$515,000	0	2	08/11/2020	\$574,193	-	\$574,193
19014710	5279 Alpine Drive, Summerville SC	\$525,000	314	315	04/30/2020	\$517,000	-	\$517,000
19030697	5572 Alpine Drive, Summerville SC	\$519,000	23	23	01/17/2020	\$505,000	-	\$505,000
20012107	5565 Alpine Drive, Summerville SC	\$553,037	0	13	07/29/2020	\$553,037	-	\$553,037
20006231	1015 Englewood Court, Summerville SC	\$524,900	6	5	04/24/2020	\$522,000	-	\$522,000
19033709	5500 Alpine Drive, Summerville SC	\$425,240	164	199	07/31/2020	\$409,000	-	\$409,000
20002765	1002 Poconos Court, Summerville SC	\$515,000	2	2	03/27/2020	\$515,000	-	\$515,000
20000194	5512 Alpine Drive, Summerville SC	\$485,900	108	108	08/11/2020	\$444,925	-	\$444,925
20014112	1009 King Mountain Drive, Summerville SC	\$595,000	2	1	06/26/2020	\$615,000	-	\$615,000
20009084	5566 Alpine Drive, Summerville SC	\$580,165			03/30/2020	\$580,165	-	\$580,165
20012066	5060 Alpine Drive, Summerville SC	\$369,900	23	398	06/29/2020	\$369,900	-	\$369,900
20012106	3025 Rampart Road, Summerville SC	\$554,084	0	13	07/20/2020	\$554,084	-	\$554,084
19029445	3032 Rampart Road, Summerville SC	\$424,900	236	236	07/17/2020	\$424,900	-	\$424,900
19029446	3024 Rampart Road, Summerville SC	\$359,800	258	258	07/29/2020	\$364,900	-	\$364,900
20012105	5561 Alpine Drive, Summerville SC	\$598,684	0	0	05/16/2020	\$598,684	-	\$598,684
19029447	3016 Rampart Road, Summerville SC	\$399,900	261	261	08/05/2020	\$385,000	-	\$385,000
20012110	5496 Alpine Drive, Summerville SC	\$480,430	0	0	07/30/2020	\$483,310	-	\$483,310

## Low, Average, Median, and High Comparisons

	Closed	Overall
Low	\$364,900	\$364,900
Average	\$495,065	\$495,065
Median	\$515,000	\$515,000
High	\$615,000	\$615,000

## 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	17	8,425,940	495,644	8,416,098	495,065	1.00	2,882	175.15	174.66	82	108
Overall	17	8,425,940	495,644	8,416,098	495,065	1.00	2,882	175.15	174.66	82	108