

Comparable Properties

19028870



369 Oak Park Street
Summerville SC

20001532



435 Hidden Meadow Lane
Summerville SC

20004965



611 Heartwood Lane
Summerville SC

List Price	\$304,900	\$473,255	\$374,316
Original List Price	\$299,900	\$473,255	\$348,114
Sold Price	\$297,900	\$473,130	\$359,297
Status	Closed	Closed	Closed
Status Date	08/29/2020	09/02/2020	08/20/2020
Days on Market	291		79
Cumulative Days on Market	285		79
Bedrooms	3	3	4
Baths - Total	2.5	2	3
Apx. SqFt	1,580	2,093	2,321
Lot Size			
Acreage	0.14	0.18	0.13
Year Built	2019	2020	2020
Price	\$297,900	\$473,130	\$359,297

20005307



334 Great Lawn Drive
Summerville SC

20006866



711 Pine Bark Lane
Summerville SC

20007925



221 Dunlin 201 Drive
Summerville SC

List Price	\$410,671	\$415,978	\$264,900
Original List Price	\$410,671	\$433,386	\$290,300
Sold Price	\$382,807	\$414,378	\$260,000
Status	Closed	Closed	Closed
Status Date	08/24/2020	08/28/2020	08/20/2020
Days on Market	0	95	137
Cumulative Days on Market	0	95	137
Bedrooms	4	5	3
Baths - Total	2.5	3	2
Apx. SqFt	2,595	2,668	1,562
Lot Size			
Acreage	0.14	0.22	0.14
Year Built	2020	2020	2020
Price	\$382,807	\$414,378	\$260,000

20007824



337 Great Lawn Drive
Summerville SC

20008758



223 Winding Branch Drive
Summerville SC

20009848



524 Scholar Way
Summerville SC

List Price	\$372,115	\$289,900	\$470,000
Original List Price	\$372,115	\$293,900	\$486,000
Sold Price	\$352,790	\$280,855	\$465,000
Status	Closed	Closed	Closed
Status Date	09/02/2020	08/29/2020	09/03/2020
Days on Market	28	67	101
Cumulative Days on Market	47	67	290
Bedrooms	3	3	4
Baths - Total	2.5	2.5	3.5
Apx. SqFt	2,000	1,584	2,922
Lot Size	55' x 120'		0.18 acre
Acreage	0.13	0.08	0.18
Year Built	2020	2020	2018
Price	\$352,790	\$280,855	\$465,000

20009762



159 Hedera Court
Summerville SC

20011086



607 Heartwood Lane
Summerville SC

20012287



315 New Leaf Loop
Summerville SC

List Price	\$447,690	\$335,197	\$539,154
Original List Price	\$447,690	\$344,347	\$495,250
Sold Price	\$447,690	\$330,000	\$435,000
Status	Closed	Closed	Closed
Status Date	09/02/2020	08/27/2020	09/15/2020
Days on Market		100	86
Cumulative Days on Market		100	86
Bedrooms	3	3	4
Baths - Total	3	2	3.5
Apx. SqFt	2,360	1,802	2,776
Lot Size			60x120
Acreage	0.18	0.14	0.18
Year Built	2020	2020	2020
Price	\$447,690	\$330,000	\$435,000

20014726

20014992

20018792



**116 Hayworth Road
Summerville SC**



**165 Great Lawn Drive
Summerville SC**



**409 Gray Bark Road
Summerville SC**

List Price	\$307,665	\$253,000	\$329,900
Original List Price	\$315,665	\$257,000	\$329,900
Sold Price	\$305,000	\$250,000	\$311,900
Status	Closed	Closed	Closed
Status Date	09/11/2020	09/04/2020	08/29/2020
Days on Market	70	63	16
Cumulative Days on Market	70	63	16
Bedrooms	4	2	3
Baths - Total	2.5	2.5	2
Apx. SqFt	2,602	1,420	1,542
Lot Size			120 x 40
Acreage	0.15	0.06	0
Year Built	2020	2018	2020
Price	\$305,000	\$250,000	\$311,900

20018798



209 Winding Branch Drive
Summerville SC

20021462



115 Potters Pass Drive
Summerville SC

20021568



248 Oak Park Street
Summerville SC

List Price	\$274,900	\$434,740	\$269,900
Original List Price	\$274,900	\$434,740	\$269,900
Sold Price	\$272,500	\$434,740	\$257,500
Status	Closed	Closed	Closed
Status Date	08/17/2020	09/02/2020	09/01/2020
Days on Market	1	0	4
Cumulative Days on Market	1	0	4
Bedrooms	3	3	2
Baths - Total	2.5	3	2.5
Apx. SqFt	1,584	2,361	1,420
Lot Size	30 x 120		
Acreage	0	0.17	0.08
Year Built	2020	2020	2016
Price	\$272,500	\$434,740	\$257,500

20021597

20025271



707 Myrtle Branch Street
Summerville SC

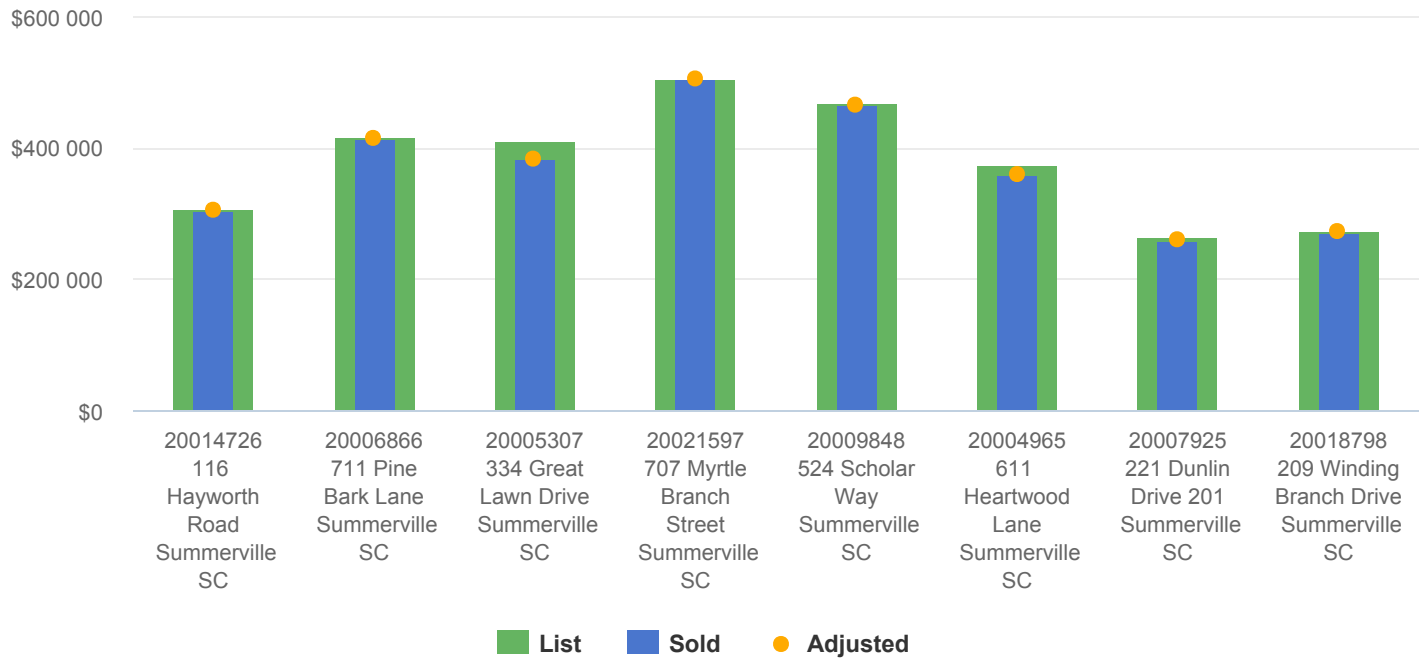
510 Switchgrass Drive
Summerville SC

List Price	\$504,889	\$349,290
Original List Price	\$504,889	\$349,290
Sold Price	\$504,889	\$349,290
Status	Closed	Closed
Status Date	09/02/2020	09/11/2020
Days on Market	0	
Cumulative Days on Market	0	
Bedrooms	4	3
Baths - Total	3.5	2
Apx. SqFt	3,140	1,424
Lot Size		7064
Acreage	0.18	0.16
Year Built	2020	2020
Price	\$504,889	\$349,290

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
20014726	116 Hayworth Road, Summerville SC	\$307,665	70	70	09/09/2020	\$305,000	-	\$305,000
20006866	711 Pine Bark Lane, Summerville SC	\$415,978	95	95	08/28/2020	\$414,378	-	\$414,378
20005307	334 Great Lawn Drive, Summerville SC	\$410,671	0	0	08/21/2020	\$382,807	-	\$382,807
20021597	707 Myrtle Branch Street, Summerville SC	\$504,889	0	0	08/31/2020	\$504,889	-	\$504,889
20009848	524 Scholar Way, Summerville SC	\$470,000	101	290	09/01/2020	\$465,000	-	\$465,000
20004965	611 Heartwood Lane, Summerville SC	\$374,316	79	79	08/20/2020	\$359,297	-	\$359,297
20007925	221 Dunlin Drive 201, Summerville SC	\$264,900	137	137	08/19/2020	\$260,000	-	\$260,000
20018798	209 Winding Branch Drive, Summerville SC	\$274,900	1	1	08/17/2020	\$272,500	-	\$272,500
20014992	165 Great Lawn Drive, Summerville SC	\$253,000	63	63	09/04/2020	\$250,000	-	\$250,000
20008758	223 Winding Branch Drive, Summerville SC	\$289,900	67	67	08/28/2020	\$280,855	-	\$280,855
20021462	115 Potters Pass Drive, Summerville SC	\$434,740	0	0	08/28/2020	\$434,740	-	\$434,740
20011086	607 Heartwood Lane, Summerville SC	\$335,197	100	100	08/27/2020	\$330,000	-	\$330,000
20007824	337 Great Lawn Drive, Summerville SC	\$372,115	28	47	08/31/2020	\$352,790	-	\$352,790
20009762	159 Hedera Court, Summerville SC	\$447,690			08/28/2020	\$447,690	-	\$447,690
20021568	248 Oak Park Street, Summerville SC	\$269,900	4	4	09/01/2020	\$257,500	-	\$257,500
19028870	369 Oak Park Street, Summerville SC	\$304,900	291	285	08/28/2020	\$297,900	-	\$297,900
20012287	315 New Leaf Loop, Summerville SC	\$539,154	86	86	09/14/2020	\$435,000	-	\$435,000
20018792	409 Gray Bark Road, Summerville SC	\$329,900	16	16	08/28/2020	\$311,900	-	\$311,900
20001532	435 Hidden Meadow Lane, Summerville SC	\$473,255			09/02/2020	\$473,130	-	\$473,130
20025271	510 Switchgrass Drive, Summerville SC	\$349,290			09/11/2020	\$349,290	-	\$349,290

Low, Average, Median, and High Comparisons

	Closed	Overall
Low		\$250,000
Average		\$359,233
Median		\$351,040
High		\$504,889

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	20	7,422,360	371,118	7,184,666	359,233	0.97	2,088	181.41	176.01	57	67
Overall	20	7,422,360	371,118	7,184,666	359,233	0.97	2,088	181.41	176.01	57	67