

Comparable Properties

19015824



8627 W Fairway Woods Drive
North Charleston SC

19018172



8619 Woodland Walk
North Charleston SC

19024392



8604 Wild Bird Court
North Charleston SC

List Price	\$354,900	\$347,000	\$598,600
Original List Price	\$379,000	\$389,000	\$639,000
Sold Price	\$354,900	\$353,000	\$573,800
Status	Closed	Closed	Closed
Status Date	10/07/2020	09/04/2020	08/31/2020
Days on Market	449	407	287
Cumulative Days on Market	577	407	287
Bedrooms	4	5	5
Baths - Total	2.5	3.5	4
Apx. SqFt	2,889	2,966	4,737
Lot Size			
Acreage	0.42	0.15	0.51
Year Built	1995	2005	1994
Price	\$354,900	\$353,000	\$573,800

19031777



**4205 Links Court
North Charleston SC**

20002315



**4213 Sawgrass Drive
North Charleston SC**

20004350



**4258 Club Course Drive
North Charleston SC**

List Price	\$550,000	\$470,200	\$475,000
Original List Price	\$555,000	\$592,500	\$475,000
Sold Price	\$547,000	\$427,781	\$460,000
Status	Closed	Closed	Closed
Status Date	08/27/2020	08/09/2020	09/02/2020
Days on Market	259	149	160
Cumulative Days on Market	259	148	159
Bedrooms	4	5	5
Baths - Total	3.5	4.5	3.5
Apx. SqFt	3,347	6,626	3,800
Lot Size	.48		
Acreage	0.48	0.69	0.41
Year Built	2019	1998	2001
Price	\$547,000	\$427,781	\$460,000

20007490



8642 Arthur Hills Circle
Charleston SC

20008006



8791 East Fairway Woods Circle
North Charleston SC

20008535



4407 Wild Thicket Lane
North Charleston SC

List Price	\$385,000	\$389,900	\$310,000
Original List Price	\$410,000	\$399,900	\$325,000
Sold Price	\$398,000	\$385,000	\$310,000
Status	Closed	Closed	Closed
Status Date	08/05/2020	09/15/2020	09/18/2020
Days on Market	87	143	138
Cumulative Days on Market	87	141	138
Bedrooms	4	5	4
Baths - Total	3.5	3	3.5
Apx. SqFt	3,298	3,226	2,442
Lot Size			
Acreage	0.42	0.3	0.31
Year Built	1993	2003	2004
Price	\$398,000	\$385,000	\$310,000

20012181



4222 Buck Creek Court
North Charleston SC

20011841



8855 E Fairway Woods Dr
North Charleston SC

20012741



8749 Herons Walk
North Charleston SC

List Price	\$439,000	\$515,000	\$459,900
Original List Price	\$439,000	\$525,000	\$459,900
Sold Price	\$435,000	\$525,000	\$452,000
Status	Closed	Closed	Closed
Status Date	09/01/2020	09/21/2020	09/01/2020
Days on Market	25	97	61
Cumulative Days on Market	25	459	157
Bedrooms	5	5	5
Baths - Total	3.5	5	3
Apx. SqFt	3,380	4,400	3,250
Lot Size			
Acreage	0.49	0.25	0.34
Year Built	1998	2004	2004
Price	\$435,000	\$525,000	\$452,000

20013820



8611 Woodland Walk
North Charleston SC

20016927



4165 Club Course Drive
North Charleston SC

20017919



8642 W Fairway Woods Drive
North Charleston SC

List Price	\$339,900	\$679,000	\$540,000
Original List Price	\$349,500	\$679,000	\$540,000
Sold Price	\$339,900	\$660,000	\$538,760
Status	Closed	Closed	Closed
Status Date	09/30/2020	08/06/2020	10/01/2020
Days on Market	77	6	47
Cumulative Days on Market	78	282	276
Bedrooms	5	5	5
Baths - Total	3	4.5	3.5
Apx. SqFt	2,548	4,537	3,983
Lot Size			106 X 145
Acreage	0.24	0.5	0.35
Year Built	2003	2006	1994
Price	\$339,900	\$660,000	\$538,760

20019057



4202 Magnolia Court
North Charleston SC

20021311



8728 E Fairway Woods Drive
North Charleston SC

20022780



4412 Club Course Drive
North Charleston SC

List Price	\$474,900	\$355,000	\$444,000
Original List Price	\$474,900	\$355,000	\$444,000
Sold Price	\$476,000	\$336,500	\$425,000
Status	Closed	Closed	Closed
Status Date	09/15/2020	09/24/2020	09/24/2020
Days on Market	0	11	3
Cumulative Days on Market	0	163	124
Bedrooms	4	4	4
Baths - Total	3.5	3.5	3.5
Apx. SqFt	3,707	3,140	3,542
Lot Size			
Acreage	0.53	0.3	0.34
Year Built	2004	1999	1997
Price	\$476,000	\$336,500	\$425,000

20023952



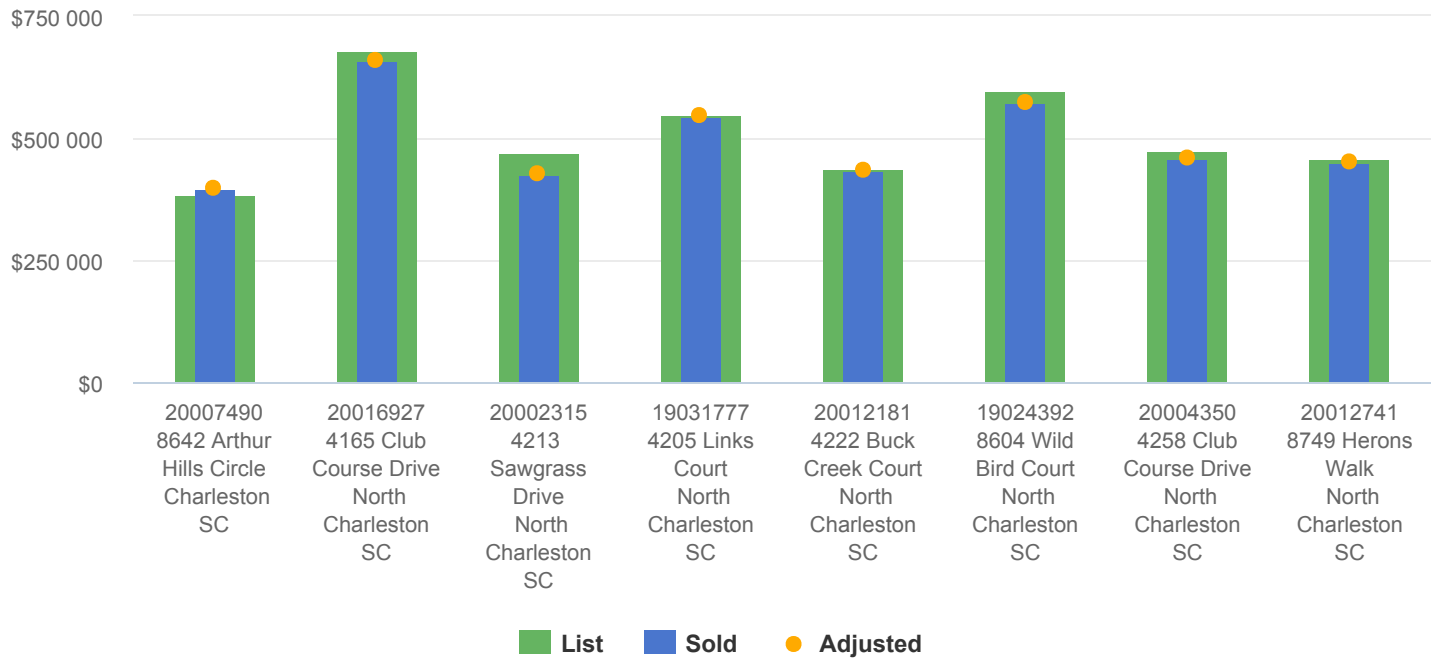
8740 Herons Walk
North Charleston SC

List Price	\$415,000		
Original List Price	\$415,000		
Sold Price	\$410,000		
Status	Closed		
Status Date	10/06/2020		
Days on Market	0		
Cumulative Days on Market	0		
Bedrooms	5		
Baths - Total	4		
Apx. SqFt	2,923		
Lot Size			
Acreage	0.33		
Year Built	2004		
Price	\$410,000		

Price Analysis

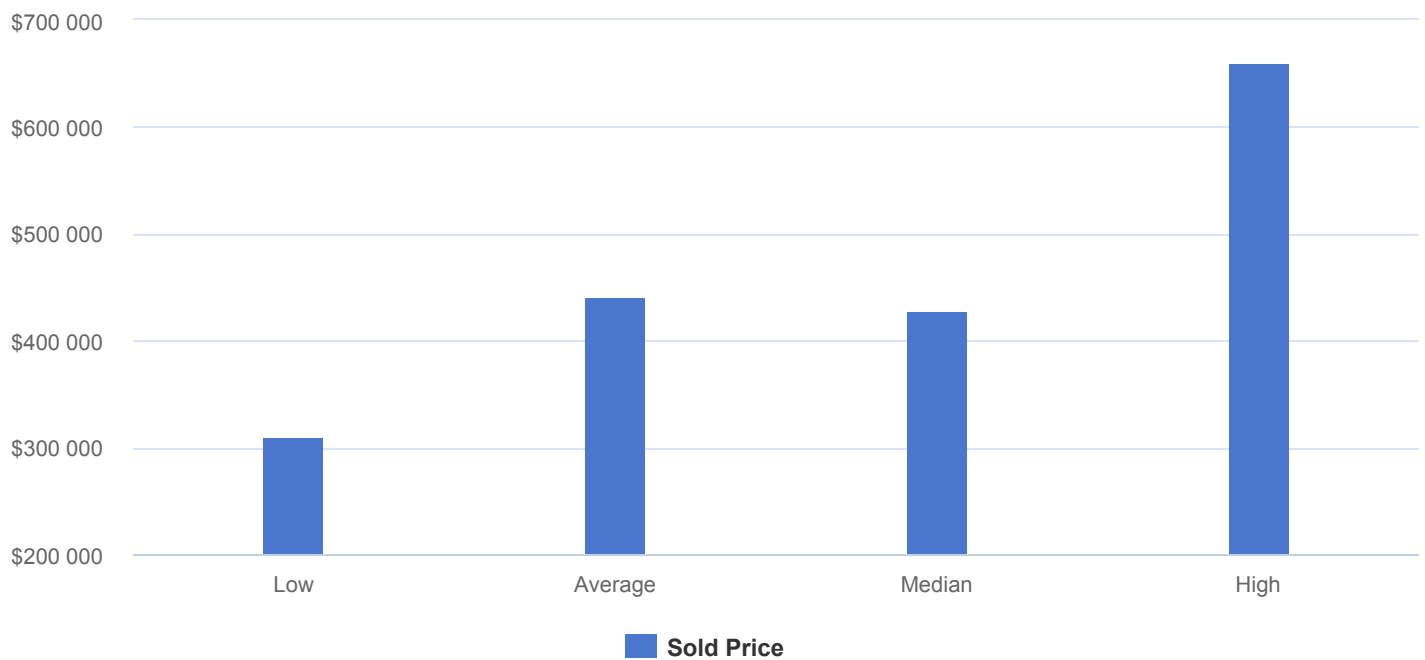
List, Sold and Adjusted Prices

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
20007490	8642 Arthur Hills Circle, Charleston SC	\$385,000	87	87	08/04/2020	\$398,000	-	\$398,000
20016927	4165 Club Course Drive, North Charleston SC	\$679,000	6	282	08/06/2020	\$660,000	-	\$660,000
20002315	4213 Sawgrass Drive, North Charleston SC	\$470,200	149	148	08/07/2020	\$427,781	-	\$427,781
19031777	4205 Links Court, North Charleston SC	\$550,000	259	259	08/27/2020	\$547,000	-	\$547,000
20012181	4222 Buck Creek Court, North Charleston SC	\$439,000	25	25	08/28/2020	\$435,000	-	\$435,000
19024392	8604 Wild Bird Court, North Charleston SC	\$598,600	287	287	08/31/2020	\$573,800	-	\$573,800
20004350	4258 Club Course Drive, North Charleston SC	\$475,000	160	159	09/01/2020	\$460,000	-	\$460,000
20012741	8749 Herons Walk, North Charleston SC	\$459,900	61	157	09/01/2020	\$452,000	-	\$452,000
19018172	8619 Woodland Walk, North Charleston SC	\$347,000	407	407	09/04/2020	\$353,000	-	\$353,000
20008006	8791 East Fairway Woods Circle, North Charleston SC	\$389,900	143	141	09/11/2020	\$385,000	-	\$385,000
20019057	4202 Magnolia Court, North Charleston SC	\$474,900	0	0	09/15/2020	\$476,000	-	\$476,000
20008535	4407 Wild Thicket Lane, North Charleston SC	\$310,000	138	138	09/17/2020	\$310,000	-	\$310,000
20011841	8855 E Fairway Woods Dr, North Charleston SC	\$515,000	97	459	09/21/2020	\$525,000	-	\$525,000
20021311	8728 E Fairway Woods Drive, North Charleston SC	\$355,000	11	163	09/24/2020	\$336,500	-	\$336,500
20022780	4412 Club Course Drive, North Charleston SC	\$444,000	3	124	09/24/2020	\$425,000	-	\$425,000
20013820	8611 Woodland Walk, North Charleston SC	\$339,900	77	78	09/29/2020	\$339,900	-	\$339,900
20017919	8642 W Fairway Woods Drive, North Charleston SC	\$540,000	47	276	09/30/2020	\$538,760	-	\$538,760
20023952	8740 Herons Walk, North Charleston SC	\$415,000	0	0	10/06/2020	\$410,000	-	\$410,000
19015824	8627 W Fairway Woods Drive, North Charleston SC	\$354,900	449	577	10/07/2020	\$354,900	-	\$354,900

Low, Average, Median, and High Comparisons

	Closed	Overall
Low	\$310,000	\$310,000
Average	\$442,507	\$442,507
Median	\$427,781	\$427,781
High	\$660,000	\$660,000

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	19	8,542,300	449,595	8,407,641	442,507	0.99	3,618	126.66	125.06	127	198
Overall	19	8,542,300	449,595	8,407,641	442,507	0.99	3,618	126.66	125.06	127	198