

Comparable Properties

20004060



4155 Club Course Drive Drive
North Charleston SC

20010689



4288 Persimmon Woods Drive
North Charleston SC

20015166



8883 E Fairway Woods Drive
North Charleston SC

List Price	\$583,000	\$551,000	\$499,900
Original List Price	\$589,900	\$556,000	\$499,900
Sold Price	\$568,500	\$537,500	\$499,900
Status	Closed	Closed	Closed
Status Date	10/09/2020	10/16/2020	11/02/2020
Days on Market	103	121	85
Cumulative Days on Market	103	121	85
Bedrooms	4	4	5
Baths - Total	3.5	4.5	4
Apx. SqFt	3,826	3,661	3,705
Lot Size			
Acreage	0.48	0.42	0.36
Year Built	2003	1998	2004
Price	\$568,500	\$537,500	\$499,900

20022117



4292 Club Course Drive
North Charleston SC

20022838



4273 Club Course Drive
North Charleston SC

20024823



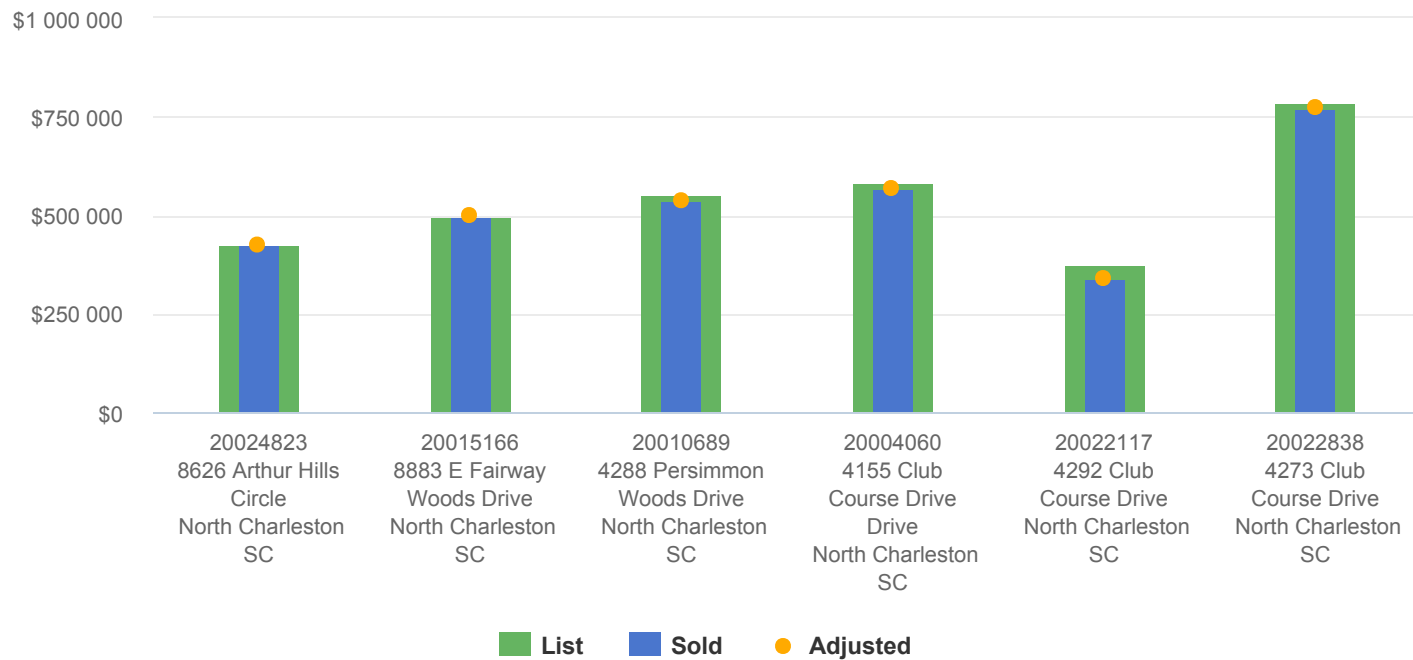
8626 Arthur Hills Circle
North Charleston SC

List Price	\$375,000	\$785,000	\$425,000
Original List Price	\$375,000	\$785,000	\$419,000
Sold Price	\$340,000	\$774,000	\$425,000
Status	Closed	Closed	Closed
Status Date	10/12/2020	10/26/2020	10/18/2020
Days on Market	18	27	2
Cumulative Days on Market	18	27	2
Bedrooms	3	5	4
Baths - Total	2.5	5.5	2.5
Apx. SqFt	2,184	4,000	3,400
Lot Size	110x187x115x175		
Acreage	0.44	0.53	0.5
Year Built	1996	2020	1992
Price	\$340,000	\$774,000	\$425,000

Price Analysis

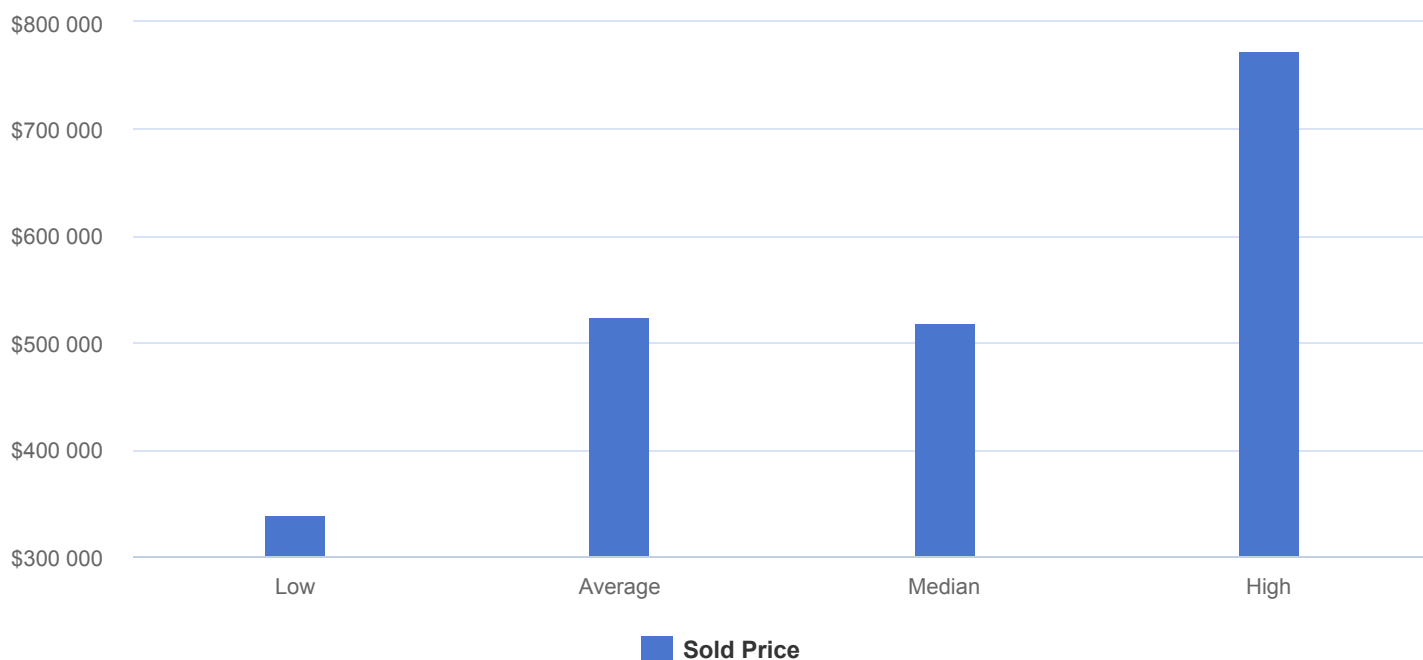
List, Sold and Adjusted Prices

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
20024823	8626 Arthur Hills Circle, North Charleston SC	\$425,000	2	2	10/15/2020	\$425,000	-	\$425,000
20015166	8883 E Fairway Woods Drive, North Charleston SC	\$499,900	85	85	10/30/2020	\$499,900	-	\$499,900
20010689	4288 Persimmon Woods Drive, North Charleston SC	\$551,000	121	121	10/15/2020	\$537,500	-	\$537,500
20004060	4155 Club Course Drive Drive, North Charleston SC	\$583,000	103	103	10/09/2020	\$568,500	-	\$568,500
20022117	4292 Club Course Drive, North Charleston SC	\$375,000	18	18	10/09/2020	\$340,000	-	\$340,000
20022838	4273 Club Course Drive, North Charleston SC	\$785,000	27	27	10/26/2020	\$774,000	-	\$774,000

Low, Average, Median, and High Comparisons

	Closed	Overall
Low		\$340,000
Average		\$524,150
Median		\$518,700
High		\$774,000

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	6	3,218,900	536,483	3,144,900	524,150	0.97	3,463	155.13	150.75	59	59
Overall	6	3,218,900	536,483	3,144,900	524,150	0.97	3,463	155.13	150.75	59	59