

Comparable Properties

19024706



8612 Woodland Walk
North Charleston SC

20024794



8756 E Fairway Woods Circle
North Charleston SC

20026654



8607 Arthur Hills Circle
Charleston SC

List Price	\$315,000	\$340,000	\$414,900
Original List Price	\$357,000	\$350,000	\$414,900
Sold Price	\$302,000	\$335,000	\$416,000
Status	Closed	Closed	Closed
Status Date	01/07/2021	02/06/2021	01/13/2021
Days on Market	377	117	9
Cumulative Days on Market	374	117	9
Bedrooms	3	4	4
Baths - Total	2.5	3.5	2.5
Apx. SqFt	2,300	2,517	3,000
Lot Size		90X160	0.36
Acreage	0	0.33	0.36
Year Built	2003	2002	1993
Price	\$302,000	\$335,000	\$416,000

20029708



8618 W Fairway Woods Drive
North Charleston SC

20030953



8622 Woodland Walk
North Charleston SC

20032599



4217 Meadowbrook Court
North Charleston SC

List Price	\$519,000	\$347,900	\$597,500
Original List Price	\$519,000	\$347,900	\$597,500
Sold Price	\$510,000	\$343,000	\$597,500
Status	Closed	Closed	Closed
Status Date	03/12/2021	02/01/2021	03/10/2021
Days on Market	83	38	27
Cumulative Days on Market	83	228	69
Bedrooms	5	4	5
Baths - Total	4	2.5	4
Apx. SqFt	3,415	2,700	4,000
Lot Size			
Acreage	0.4	0.15	0.41
Year Built	2003	2002	2001
Price	\$510,000	\$343,000	\$597,500

21000134



8847 E Fairway Woods Drive
North Charleston SC

21001073



4160 Club Course Drive
North Charleston SC

21001766



8639 Woodland Walk
North Charleston SC

List Price	\$400,000	\$815,000	\$359,000
Original List Price	\$400,000	\$815,000	\$359,000
Sold Price	\$400,000	\$843,656	\$349,000
Status	Closed	Closed	Closed
Status Date	03/29/2021	04/09/2021	04/07/2021
Days on Market	42	21	40
Cumulative Days on Market	42	21	40
Bedrooms	5	5	4
Baths - Total	3	3.5	2.5
Apx. SqFt	3,134	4,047	2,353
Lot Size			
Acreage	0.28	0.46	0.22
Year Built	2003	2021	2002
Price	\$400,000	\$843,656	\$349,000

21004541



8756 Herons Walk
North Charleston SC

21004944



4200 Persimmon Woods Drive
North Charleston SC

21006273



8843 E Fairway Woods Drive
North Charleston SC

List Price	\$405,000	\$520,000	\$530,000
Original List Price	\$405,000	\$520,000	\$530,000
Sold Price	\$420,000	\$525,000	\$525,000
Status	Closed	Closed	Closed
Status Date	03/29/2021	03/31/2021	04/23/2021
Days on Market	1	2	12
Cumulative Days on Market	1	15	12
Bedrooms	4	4	4
Baths - Total	2.5	4	4
Apx. SqFt	2,800	3,679	3,600
Lot Size			.29 Acres
Acreage	0.34	0.65	0.29
Year Built	2004	1995	2005
Price	\$420,000	\$525,000	\$525,000

21006746



8903 E Fairway Woods Drive
North Charleston SC

21006788



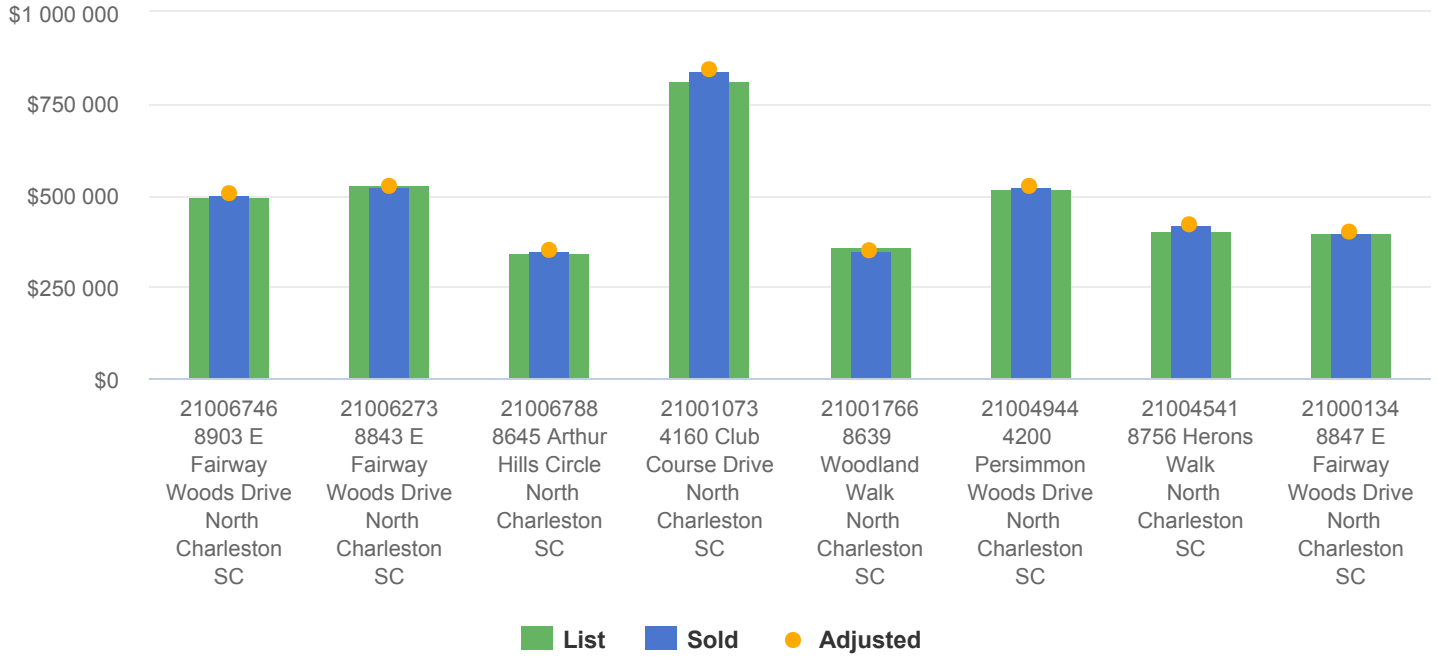
8645 Arthur Hills Circle
North Charleston SC

List Price	\$499,000	\$345,000	
Original List Price	\$529,900	\$345,000	
Sold Price	\$505,000	\$350,000	
Status	Closed	Closed	
Status Date	04/29/2021	04/14/2021	
Days on Market	10	0	
Cumulative Days on Market	10	0	
Bedrooms	4	4	
Baths - Total	3.5	2.5	
Apx. SqFt	3,485	2,577	
Lot Size		.59	
Acreage	0.29	0.56	
Year Built	2004	1995	
Price	\$505,000	\$350,000	

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
21006746	8903 E Fairway Woods Drive, North Charleston SC	\$499,000	10	10	04/29/2021	\$505,000	-	\$505,000
21006273	8843 E Fairway Woods Drive, North Charleston SC	\$530,000	12	12	04/23/2021	\$525,000	-	\$525,000
21006788	8645 Arthur Hills Circle, North Charleston SC	\$345,000	0	0	04/14/2021	\$350,000	-	\$350,000
21001073	4160 Club Course Drive, North Charleston SC	\$815,000	21	21	04/08/2021	\$843,656	-	\$843,656
21001766	8639 Woodland Walk, North Charleston SC	\$359,000	40	40	04/06/2021	\$349,000	-	\$349,000
21004944	4200 Persimmon Woods Drive, North Charleston SC	\$520,000	2	15	03/31/2021	\$525,000	-	\$525,000
21004541	8756 Herons Walk, North Charleston SC	\$405,000	1	1	03/29/2021	\$420,000	-	\$420,000
21000134	8847 E Fairway Woods Drive, North Charleston SC	\$400,000	42	42	03/26/2021	\$400,000	-	\$400,000
20029708	8618 W Fairway Woods Drive, North Charleston SC	\$519,000	83	83	03/12/2021	\$510,000	-	\$510,000
20032599	4217 Meadowbrook Court, North Charleston SC	\$597,500	27	69	03/09/2021	\$597,500	-	\$597,500
20024794	8756 E Fairway Woods Circle, North Charleston SC	\$340,000	117	117	02/05/2021	\$335,000	-	\$335,000
20030953	8622 Woodland Walk, North Charleston SC	\$347,900	38	228	01/29/2021	\$343,000	-	\$343,000
20026654	8607 Arthur Hills Circle, Charleston SC	\$414,900	9	9	01/13/2021	\$416,000	-	\$416,000
19024706	8612 Woodland Walk, North Charleston SC	\$315,000	377	374	01/06/2021	\$302,000	-	\$302,000

Low, Average, Median, and High Comparisons

	Closed	Overall
Low	\$302,000	\$302,000
Average	\$458,654	\$458,654
Median	\$418,000	\$418,000
High	\$843,656	\$843,656

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	14	6,407,300	457,664	6,421,156	458,654	1.00	3,115	145.17	145.18	56	73
Overall	14	6,407,300	457,664	6,421,156	458,654	1.00	3,115	145.17	145.18	56	73