

Comparable Properties

21009457



4238 Club Course Drive
North Charleston SC

21015842



8600 Wild Bird Court
North Charleston SC

21015913



4205 Sawgrass Drive Drive
Charleston SC

List Price	\$1,080,000	\$868,000	\$950,000
Original List Price	\$1,075,000	\$868,000	\$950,000
Sold Price			
Status	Active	Active	Active
Status Date	05/13/2021	06/11/2021	06/13/2021
Days on Market	74	21	19
Cumulative Days on Market	74	21	19
Bedrooms	4	5	5
Baths - Total	5.5	4.5	4.5
Apx. SqFt	5,816	5,600	5,710
Lot Size	.67		
Acreage	0.68	0.52	0.42
Year Built	2006	1994	1998
Price	\$1,080,000	\$868,000	\$950,000

21016569



4204 Magnolia Court
North Charleston SC

21017149



4219 Buck Creek Court
North Charleston SC

21017613



4296 Club Course Drive
North Charleston SC

List Price	\$799,000	\$575,000	\$649,900
Original List Price	\$799,000	\$575,000	\$649,900
Sold Price			
Status	Active	Active	Active
Status Date	06/18/2021	06/24/2021	06/30/2021
Days on Market	14	8	2
Cumulative Days on Market	26	8	2
Bedrooms	5	4	4
Baths - Total	5	3.5	4
Apx. SqFt	5,137	3,666	3,989
Lot Size		.40	
Acreage	0.52	0.4	0.97
Year Built	2004	1999	1995
Price	\$799,000	\$575,000	\$649,900

21017841



4218 Buck Creek Court
Charleston SC

21017700



8696 W Fairway Woods Drive
North Charleston SC

List Price	\$475,000	\$445,000	
Original List Price	\$475,000	\$445,000	
Sold Price			
Status	Active	Active	
Status Date	07/01/2021	06/30/2021	
Days on Market	1	2	
Cumulative Days on Market	1	2	
Bedrooms	5	4	
Baths - Total	2.5	2.5	
Apx. SqFt	2,772	2,726	
Lot Size		124'x140'x104'x132'	
Acreage	0.44	0.36	
Year Built	1996	1996	
Price	\$475,000	\$445,000	

Price Analysis

Low, Average, Median, and High List Prices

Active Listings



Summary of Active Listings

MLS #	Address	Orig. List Price	DOM	CDOM	List Price	Total Adjustments	Adjusted Price
21015913	4205 Sawgrass Drive Drive, Charleston SC	\$950,000	19	19	\$950,000	-	\$950,000
21017841	4218 Buck Creek Court, Charleston SC	\$475,000	1	1	\$475,000	-	\$475,000
21015842	8600 Wild Bird Court, North Charleston SC	\$868,000	21	21	\$868,000	-	\$868,000
21016569	4204 Magnolia Court, North Charleston SC	\$799,000	14	26	\$799,000	-	\$799,000
21017149	4219 Buck Creek Court, North Charleston SC	\$575,000	8	8	\$575,000	-	\$575,000
21017613	4296 Club Course Drive, North Charleston SC	\$649,900	2	2	\$649,900	-	\$649,900
21017700	8696 W Fairway Woods Drive, North Charleston SC	\$445,000	2	2	\$445,000	-	\$445,000
21009457	4238 Club Course Drive, North Charleston SC	\$1,075,000	74	74	\$1,080,000	-	\$1,080,000

Low, Average, Median, and High Comparisons

	Active	Overall
Low	\$445,000	\$445,000
Average	\$730,238	\$730,238
Median	\$724,450	\$724,450
High	\$1,080,000	\$1,080,000

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
Active	8	5,841,900	730,238	0	0	0.00	4,427	164.62	0.00	18	19
Overall	8	5,841,900	730,238	0	0	0.00	4,427	164.62	0.00	18	19