

Comparable Properties

17028302



**8769 Herons Walk
North Charleston SC**

19024706



**8612 Woodland Walk
North Charleston SC**

20024794



**8756 E Fairway Woods Circle
North Charleston SC**

| | | | |
|---------------------------|------------------|------------------|------------------|
| List Price | \$575,000 | \$315,000 | \$340,000 |
| Original List Price | \$639,000 | \$357,000 | \$350,000 |
| Sold Price | \$545,000 | \$302,000 | \$335,000 |
| Status | Closed | Closed | Closed |
| Status Date | 05/17/2021 | 01/07/2021 | 02/06/2021 |
| Days on Market | 319 | 377 | 117 |
| Cumulative Days on Market | 432 | 374 | 117 |
| | | | |
| Bedrooms | 4 | 3 | 4 |
| Baths - Total | 3.5 | 2.5 | 3.5 |
| Apx. SqFt | 4,774 | 2,300 | 2,517 |
| Lot Size | 0.46 acre | | 90X160 |
| Acreage | 0.46 | 0 | 0.33 |
| Year Built | 2003 | 2003 | 2002 |
| Price | \$545,000 | \$302,000 | \$335,000 |

20026654



8607 Arthur Hills Circle
Charleston SC

20029708



8618 W Fairway Woods Drive
North Charleston SC

20030953



8622 Woodland Walk
North Charleston SC

| | | | |
|---------------------------|------------------|------------------|------------------|
| List Price | \$414,900 | \$519,000 | \$347,900 |
| Original List Price | \$414,900 | \$519,000 | \$347,900 |
| Sold Price | \$416,000 | \$510,000 | \$343,000 |
| Status | Closed | Closed | Closed |
| Status Date | 01/13/2021 | 03/12/2021 | 02/01/2021 |
| Days on Market | 9 | 83 | 38 |
| Cumulative Days on Market | 9 | 83 | 228 |
| Bedrooms | 4 | 5 | 4 |
| Baths - Total | 2.5 | 4 | 2.5 |
| Apx. SqFt | 3,000 | 3,415 | 2,700 |
| Lot Size | 0.36 | | |
| Acreage | 0.36 | 0.4 | 0.15 |
| Year Built | 1993 | 2003 | 2002 |
| Price | \$416,000 | \$510,000 | \$343,000 |

20032599



4217 Meadowbrook Court
North Charleston SC

21000134



8847 E Fairway Woods Drive
North Charleston SC

21001073



4160 Club Course Drive
North Charleston SC

| | | | |
|---------------------------|------------------|------------------|------------------|
| List Price | \$597,500 | \$400,000 | \$815,000 |
| Original List Price | \$597,500 | \$400,000 | \$815,000 |
| Sold Price | \$597,500 | \$400,000 | \$843,656 |
| Status | Closed | Closed | Closed |
| Status Date | 03/10/2021 | 03/29/2021 | 04/09/2021 |
| Days on Market | 27 | 42 | 21 |
| Cumulative Days on Market | 69 | 42 | 21 |
| Bedrooms | 5 | 5 | 5 |
| Baths - Total | 4 | 3 | 3.5 |
| Apx. SqFt | 4,000 | 3,134 | 4,047 |
| Lot Size | | | |
| Acreage | 0.41 | 0.28 | 0.46 |
| Year Built | 2001 | 2003 | 2021 |
| Price | \$597,500 | \$400,000 | \$843,656 |

21001766



8639 Woodland Walk
North Charleston SC

21004541



8756 Herons Walk
North Charleston SC

21004944



4200 Persimmon Woods Drive
North Charleston SC

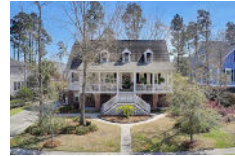
| | | | |
|---------------------------|------------------|------------------|------------------|
| List Price | \$359,000 | \$405,000 | \$520,000 |
| Original List Price | \$359,000 | \$405,000 | \$520,000 |
| Sold Price | \$349,000 | \$420,000 | \$525,000 |
| Status | Closed | Closed | Closed |
| Status Date | 04/07/2021 | 03/29/2021 | 03/31/2021 |
| Days on Market | 40 | 1 | 2 |
| Cumulative Days on Market | 40 | 1 | 15 |
| Bedrooms | 4 | 4 | 4 |
| Baths - Total | 2.5 | 2.5 | 4 |
| Apx. SqFt | 2,353 | 2,800 | 3,679 |
| Lot Size | | | |
| Acreage | 0.22 | 0.34 | 0.65 |
| Year Built | 2002 | 2004 | 1995 |
| Price | \$349,000 | \$420,000 | \$525,000 |

21006273



8843 E Fairway Woods Drive
North Charleston SC

21006746



8903 E Fairway Woods Drive
North Charleston SC

21006788



8645 Arthur Hills Circle
North Charleston SC

| | | | |
|---------------------------|------------------|------------------|------------------|
| List Price | \$530,000 | \$499,000 | \$345,000 |
| Original List Price | \$530,000 | \$529,900 | \$345,000 |
| Sold Price | \$525,000 | \$505,000 | \$350,000 |
| Status | Closed | Closed | Closed |
| Status Date | 04/23/2021 | 04/29/2021 | 04/14/2021 |
| Days on Market | 12 | 10 | 0 |
| Cumulative Days on Market | 12 | 10 | 0 |
| Bedrooms | 4 | 4 | 4 |
| Baths - Total | 4 | 3.5 | 2.5 |
| Apx. SqFt | 3,600 | 3,485 | 2,577 |
| Lot Size | .29 Acres | | .59 |
| Acreage | 0.29 | 0.29 | 0.56 |
| Year Built | 2005 | 2004 | 1995 |
| Price | \$525,000 | \$505,000 | \$350,000 |

21007677



8619 Arthur Hills Circle
North Charleston SC

21009709



8827 E Fairway Woods Drive
North Charleston SC

21008600



8748 E Fairway Woods Cir
North Charleston SC

| | | | |
|---------------------------|------------------|------------------|------------------|
| List Price | \$419,000 | \$595,000 | \$379,000 |
| Original List Price | \$429,000 | \$595,000 | \$379,000 |
| Sold Price | \$410,000 | \$600,000 | \$380,500 |
| Status | Closed | Closed | Closed |
| Status Date | 05/26/2021 | 05/28/2021 | 05/25/2021 |
| Days on Market | 25 | 15 | 3 |
| Cumulative Days on Market | 25 | 15 | 3 |
| Bedrooms | 3 | 4 | 4 |
| Baths - Total | 2.5 | 3.5 | 2.5 |
| Apx. SqFt | 2,974 | 3,800 | 2,550 |
| Lot Size | | | 90x160x85x160 |
| Acreage | 0.34 | 0.28 | 0.32 |
| Year Built | 1994 | 2006 | 2002 |
| Price | \$410,000 | \$600,000 | \$380,500 |

21008768



4420 Club Course Drive
North Charleston SC

21009309



4212 Club Course Drive
North Charleston SC

21012275



4173 Club Course Drive
North Charleston SC

| | | | |
|---------------------------|------------------|------------------|------------------|
| List Price | \$550,000 | \$749,900 | \$624,900 |
| Original List Price | \$550,000 | \$749,900 | \$624,900 |
| Sold Price | \$550,000 | \$749,900 | \$624,900 |
| Status | Closed | Closed | Closed |
| Status Date | 05/27/2021 | 05/28/2021 | 06/18/2021 |
| Days on Market | 3 | 4 | 8 |
| Cumulative Days on Market | 3 | 4 | 8 |
| Bedrooms | 5 | 5 | 5 |
| Baths - Total | 4.5 | 4.5 | 4.5 |
| Apx. SqFt | 4,028 | 4,180 | 4,403 |
| Lot Size | | | |
| Acreage | 0.34 | 0.44 | 0.53 |
| Year Built | 1995 | 2005 | 2004 |
| Price | \$550,000 | \$749,900 | \$624,900 |

21013296



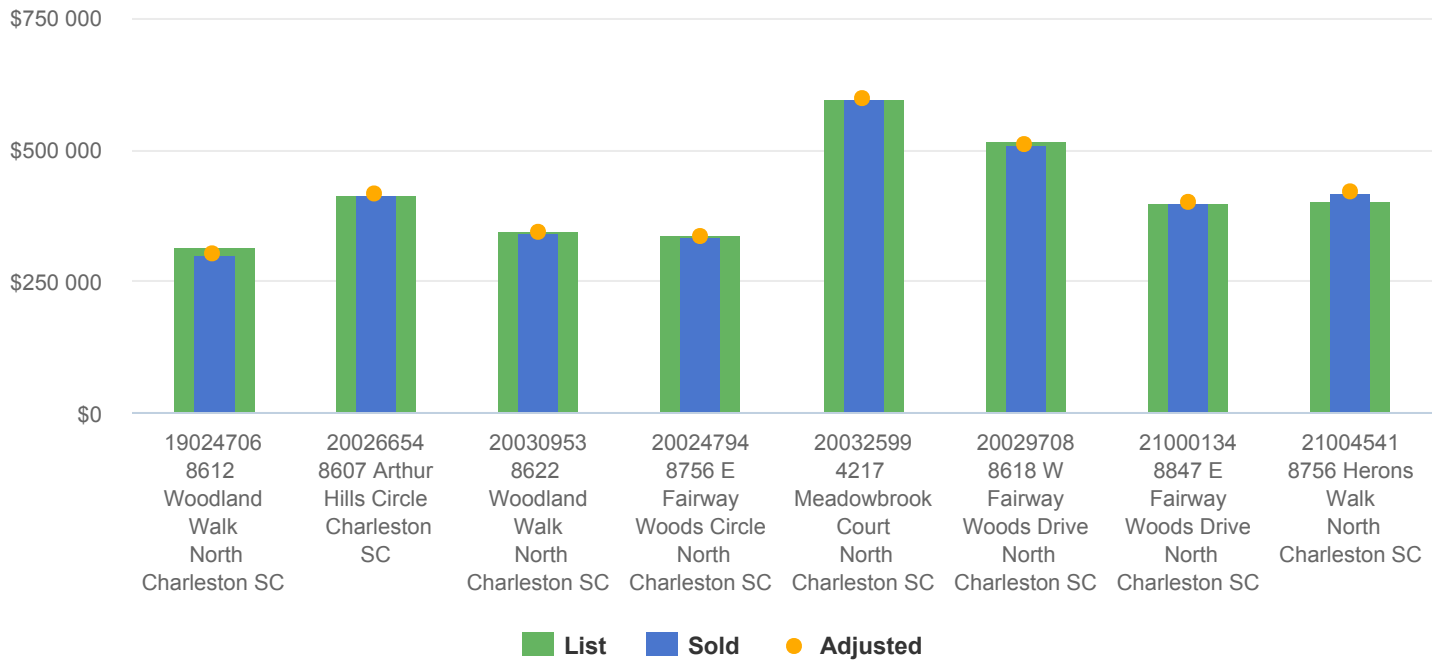
8603 W Fairway Woods Drive
Charleston SC

| | | | |
|---------------------------|------------------|--|--|
| List Price | \$485,000 | | |
| Original List Price | \$467,500 | | |
| Sold Price | \$485,000 | | |
| Status | Closed | | |
| Status Date | 06/21/2021 | | |
| Days on Market | 2 | | |
| Cumulative Days on Market | 2 | | |
| Bedrooms | 4 | | |
| Baths - Total | 2.5 | | |
| Apx. SqFt | 3,000 | | |
| Lot Size | | | |
| Acreage | 0.41 | | |
| Year Built | 1992 | | |
| Price | \$485,000 | | |

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 |
|----------|--|------------|-----|------|------------|------------|-------------------|----------------|
| 19024706 | 8612 Woodland Walk, North Charleston SC | \$315,000 | 377 | 374 | 01/06/2021 | \$302,000 | - | \$302,000 |
| 20026654 | 8607 Arthur Hills Circle, Charleston SC | \$414,900 | 9 | 9 | 01/13/2021 | \$416,000 | - | \$416,000 |
| 20030953 | 8622 Woodland Walk, North Charleston SC | \$347,900 | 38 | 228 | 01/29/2021 | \$343,000 | - | \$343,000 |
| 20024794 | 8756 E Fairway Woods Circle, North Charleston SC | \$340,000 | 117 | 117 | 02/05/2021 | \$335,000 | - | \$335,000 |
| 20032599 | 4217 Meadowbrook Court, North Charleston SC | \$597,500 | 27 | 69 | 03/09/2021 | \$597,500 | - | \$597,500 |
| 20029708 | 8618 W Fairway Woods Drive, North Charleston SC | \$519,000 | 83 | 83 | 03/12/2021 | \$510,000 | - | \$510,000 |
| 21000134 | 8847 E Fairway Woods Drive, North Charleston SC | \$400,000 | 42 | 42 | 03/26/2021 | \$400,000 | - | \$400,000 |
| 21004541 | 8756 Herons Walk, North Charleston SC | \$405,000 | 1 | 1 | 03/29/2021 | \$420,000 | - | \$420,000 |
| 21004944 | 4200 Persimmon Woods Drive, North Charleston SC | \$520,000 | 2 | 15 | 03/31/2021 | \$525,000 | - | \$525,000 |
| 21001766 | 8639 Woodland Walk, North Charleston SC | \$359,000 | 40 | 40 | 04/06/2021 | \$349,000 | - | \$349,000 |
| 21001073 | 4160 Club Course Drive, North Charleston SC | \$815,000 | 21 | 21 | 04/08/2021 | \$843,656 | - | \$843,656 |
| 21006788 | 8645 Arthur Hills Circle, North Charleston SC | \$345,000 | 0 | 0 | 04/14/2021 | \$350,000 | - | \$350,000 |
| 21006273 | 8843 E Fairway Woods Drive, North Charleston SC | \$530,000 | 12 | 12 | 04/23/2021 | \$525,000 | - | \$525,000 |
| 21006746 | 8903 E Fairway Woods Drive, North Charleston SC | \$499,000 | 10 | 10 | 04/29/2021 | \$505,000 | - | \$505,000 |
| 17028302 | 8769 Herons Walk, North Charleston SC | \$575,000 | 319 | 432 | 05/13/2021 | \$545,000 | - | \$545,000 |
| 21008600 | 8748 E Fairway Woods Cir, North Charleston SC | \$379,000 | 3 | 3 | 05/24/2021 | \$380,500 | - | \$380,500 |
| 21007677 | 8619 Arthur Hills Circle, North Charleston SC | \$419,000 | 25 | 25 | 05/26/2021 | \$410,000 | - | \$410,000 |
| 21008768 | 4420 Club Course Drive, North Charleston SC | \$550,000 | 3 | 3 | 05/26/2021 | \$550,000 | - | \$550,000 |
| 21009709 | 8827 E Fairway Woods Drive, North Charleston SC | \$595,000 | 15 | 15 | 05/28/2021 | \$600,000 | - | \$600,000 |
| 21009309 | 4212 Club Course Drive, North Charleston SC | \$749,900 | 4 | 4 | 05/28/2021 | \$749,900 | - | \$749,900 |
| 21012275 | 4173 Club Course Drive, North Charleston SC | \$624,900 | 8 | 8 | 06/18/2021 | \$624,900 | - | \$624,900 |
| 21013296 | 8603 W Fairway Woods Drive, Charleston SC | \$485,000 | 2 | 2 | 06/18/2021 | \$485,000 | - | \$485,000 |

Low, Average, Median, and High Comparisons

| | Closed | Overall |
|---------|-----------|-----------|
| Low | \$302,000 | \$302,000 |
| Average | \$489,384 | \$489,384 |
| Median | \$495,000 | \$495,000 |
| 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 | 22 | 10,785,100 | 490,232 | 10,766,456 | 489,384 | 1.00 | 3,333 | 146.29 | 145.96 | 53 | 69 |
| Overall | 22 | 10,785,100 | 490,232 | 10,766,456 | 489,384 | 1.00 | 3,333 | 146.29 | 145.96 | 53 | 69 |