

Comparable Properties

19014710



**5279 Alpine Drive
Summerville SC**

19028896



**3001 Rampart Road
Summerville SC**

19028897



**3007 Rampart Road
Summerville SC**

List Price	\$525,000	\$454,900	\$515,000
Original List Price	\$605,500	\$480,000	\$515,000
Sold Price	\$517,000	\$458,950	\$574,193
Status	Closed	Closed	Closed
Status Date	04/30/2020	08/18/2020	08/12/2020
Days on Market	314	172	0
Cumulative Days on Market	315	171	2
Bedrooms	5	3	6
Baths - Total	3.5	2.5	4
Apx. SqFt	3,460	2,261	3,475
Lot Size	.81		
Acreage	0.81	0.75	0.75
Year Built	2005	2020	2019
Price	\$517,000	\$458,950	\$574,193

19028899



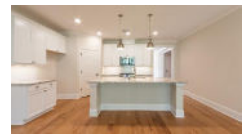
3052 Rampart Road
Summerville SC

19029445



3032 Rampart Road
Summerville SC

19029446



3024 Rampart Road
Summerville SC

List Price	\$512,380	\$424,900	\$359,800
Original List Price	\$512,380	\$412,510	\$376,955
Sold Price	\$513,430	\$424,900	\$364,900
Status	Closed	Closed	Closed
Status Date	02/20/2020	07/20/2020	07/30/2020
Days on Market	0	236	258
Cumulative Days on Market	2	236	258
Bedrooms	4	4	4
Baths - Total	3	2	2
Apx. SqFt	3,129	2,250	1,862
Lot Size			
Acreage	0.75	0.37	0.38
Year Built	2019	2020	2020
Price	\$513,430	\$424,900	\$364,900

19029447



3016 Rampart Road
Summerville SC

19030697



5572 Alpine Drive
Summerville SC

19032703



5570 Alpine Drive
Summerville SC

List Price	\$399,900	\$519,000	\$525,455
Original List Price	\$398,765	\$519,000	\$529,205
Sold Price	\$385,000	\$505,000	\$518,810
Status	Closed	Closed	Closed
Status Date	08/10/2020	01/17/2020	03/24/2020
Days on Market	261	23	115
Cumulative Days on Market	261	23	140
Bedrooms	4	4	5
Baths - Total	3	3.5	3.5
Apx. SqFt	1,941	3,398	3,215
Lot Size			
Acreage	0.37	0.73	0.98
Year Built	2020	2015	2020
Price	\$385,000	\$505,000	\$518,810

19033151



3040 Rampart Road
Summerville SC

19033709



5500 Alpine Drive
Summerville SC

20000194



5512 Alpine Drive
Summerville SC

List Price	\$375,985	\$425,240	\$485,900
Original List Price	\$380,905	\$389,900	\$428,530
Sold Price	\$364,900	\$409,000	\$444,925
Status	Closed	Closed	Closed
Status Date	09/25/2020	08/03/2020	08/11/2020
Days on Market	229	164	108
Cumulative Days on Market	229	199	108
Bedrooms	4	4	5
Baths - Total	2	3	3.5
Apx. SqFt	1,862	2,643	2,968
Lot Size			16,400
Acreage	0.37	0.37	0.38
Year Built	2020	2020	2020
Price	\$364,900	\$409,000	\$444,925

20002765



**1002 Poconos Court
Summerville SC**

20006231



**1015 Englewood Court
Summerville SC**

20009084



**5566 Alpine Drive
Summerville SC**

List Price	\$515,000	\$524,900	\$580,165
Original List Price	\$515,000	\$524,900	\$580,165
Sold Price	\$515,000	\$522,000	\$580,165
Status	Closed	Closed	Closed
Status Date	03/30/2020	04/24/2020	04/01/2020
Days on Market	2	6	
Cumulative Days on Market	2	5	
Bedrooms	5	5	4
Baths - Total	3.5	4	3.5
Apx. SqFt	3,198	3,287	3,300
Lot Size			
Acreage	0.7	1.13	0.75
Year Built	2006	2005	2020
Price	\$515,000	\$522,000	\$580,165

20012066



5060 Alpine Drive
Summerville SC

20012105



5561 Alpine Drive
Summerville SC

20012106



3025 Rampart Road
Summerville SC

List Price	\$369,900	\$598,684	\$554,084
Original List Price	\$374,900	\$598,684	\$554,084
Sold Price	\$369,900	\$598,684	\$554,084
Status	Closed	Closed	Closed
Status Date	06/30/2020	05/18/2020	07/23/2020
Days on Market	23	0	0
Cumulative Days on Market	398	0	13
Bedrooms	4	4	4
Baths - Total	2	2.5	2.5
Apx. SqFt	2,032	2,966	2,966
Lot Size			
Acreage	0.32	0.75	0.5
Year Built	2020	2020	2020
Price	\$369,900	\$598,684	\$554,084

20012107



5565 Alpine Drive
Summerville SC

20012110



5496 Alpine Drive
Summerville SC

20012344



5529 Alpine Drive
Summerville SC

List Price	\$553,037	\$480,430	\$487,000
Original List Price	\$553,037	\$480,430	\$487,000
Sold Price	\$553,037	\$483,310	\$494,542
Status	Closed	Closed	Closed
Status Date	07/29/2020	07/30/2020	08/28/2020
Days on Market	0	0	32
Cumulative Days on Market	13	0	32
Bedrooms	6	3	4
Baths - Total	4	2	3.5
Apx. SqFt	3,475	2,188	3,005
Lot Size			
Acreage	0.75	0.67	0.47
Year Built	2020	2020	2020
Price	\$553,037	\$483,310	\$494,542

20014112



1009 King Mountain Drive
Summerville SC

20013870



5521 Alpine Drive
Summerville SC

20015747



5495 Alpine Drive
Summerville SC

List Price	\$595,000	\$468,620	\$484,900
Original List Price	\$595,000	\$468,620	\$484,900
Sold Price	\$615,000	\$479,655	\$484,900
Status	Closed	Closed	Closed
Status Date	06/26/2020	09/25/2020	08/31/2020
Days on Market	2	0	6
Cumulative Days on Market	1	0	6
Bedrooms	5	4	6
Baths - Total	3.5	3	4
Apx. SqFt	3,580	3,129	3,475
Lot Size			
Acreage	1.1	0.81	0.83
Year Built	2015	2020	2020
Price	\$615,000	\$479,655	\$484,900

20016476



5497 Alpine Drive
Summerville SC

20016572



5513 Alpine Drive
Summerville SC

20019331



5505 Alpine Drive
Summerville SC

List Price	\$472,630	\$488,540	\$424,490
Original List Price	\$461,850	\$488,540	\$421,490
Sold Price	\$472,630	\$491,500	\$427,085
Status	Closed	Closed	Closed
Status Date	09/01/2020	09/23/2020	11/19/2020
Days on Market	41	13	43
Cumulative Days on Market	41	13	43
Bedrooms	4	6	5
Baths - Total	3	4	3
Apx. SqFt	3,129	3,475	2,659
Lot Size			
Acreage	0.53	0.47	0.46
Year Built	2020	2020	2020
Price	\$472,630	\$491,500	\$427,085

20019560



**5537 Alpine Drive
Summerville SC**

20019551



**5520 Alpine Drive
Summerville SC**

20019402



**5541 Alpine Drive
Summerville SC**

List Price	\$418,360	\$436,250	\$455,120
Original List Price	\$418,360	\$422,005	\$455,120
Sold Price	\$435,475	\$437,130	\$468,720
Status	Closed	Closed	Closed
Status Date	11/14/2020	12/14/2020	12/01/2020
Days on Market	7	53	0
Cumulative Days on Market	7	53	0
Bedrooms	4	4	4
Baths - Total	3	4	3
Apx. SqFt	2,659	2,737	3,129
Lot Size			
Acreage	0.47	0.41	0.47
Year Built	2020	2020	2020
Price	\$435,475	\$437,130	\$468,720

20019967



3048 Rampart Road
Summerville SC

20020397



1004 Denali Court
Summerville SC

20020278



5525 Alpine Drive
Summerville SC

List Price	\$407,500	\$649,000	\$424,190
Original List Price	\$407,500	\$649,000	\$424,190
Sold Price	\$407,500	\$649,000	\$436,270
Status	Closed	Closed	Closed
Status Date	10/21/2020	08/27/2020	12/18/2020
Days on Market	39	0	0
Cumulative Days on Market	39	0	0
Bedrooms	4	5	5
Baths - Total	2	4.5	3
Apx. SqFt	2,032	4,300	2,659
Lot Size			
Acreage	0.37	0.82	0.65
Year Built	2019	2018	2020
Price	\$407,500	\$649,000	\$436,270

20020674

20022176

20022515



**5540 Alpine Drive
Summerville SC**



**5533 Alpine Drive
Summerville SC**



**1008 Denali Court
Summerville SC**

List Price	\$389,580	\$408,465	\$900,000
Original List Price	\$389,580	\$408,465	\$900,000
Sold Price	\$407,925	\$408,805	\$885,000
Status	Closed	Closed	Closed
Status Date	12/16/2020	12/31/2020	10/20/2020
Days on Market	16	0	25
Cumulative Days on Market	16	0	25
Bedrooms	4	4	5
Baths - Total	3	3	4.5
Apx. SqFt	2,372	2,372	5,684
Lot Size			
Acreage	0.33	0.47	0.82
Year Built	2020	2020	2008
Price	\$407,925	\$408,805	\$885,000

20024380



5517 Alpine Drive
Summerville SC

20024956



5562 Alpine Drive
Summerville SC

List Price	\$400,330	\$422,885	
Original List Price	\$400,330	\$422,885	
Sold Price	\$398,960	\$412,885	
Status	Closed	Closed	
Status Date	12/31/2020	11/03/2020	
Days on Market	5	17	undefined
Cumulative Days on Market	5	17	undefined
Bedrooms	3	4	
Baths - Total	3	2.5	
Apx. SqFt	2,492	2,361	
Lot Size			
Acreage	0.43	0.44	
Year Built	2020	2021	
Price	\$398,960	\$412,885	

Price Analysis

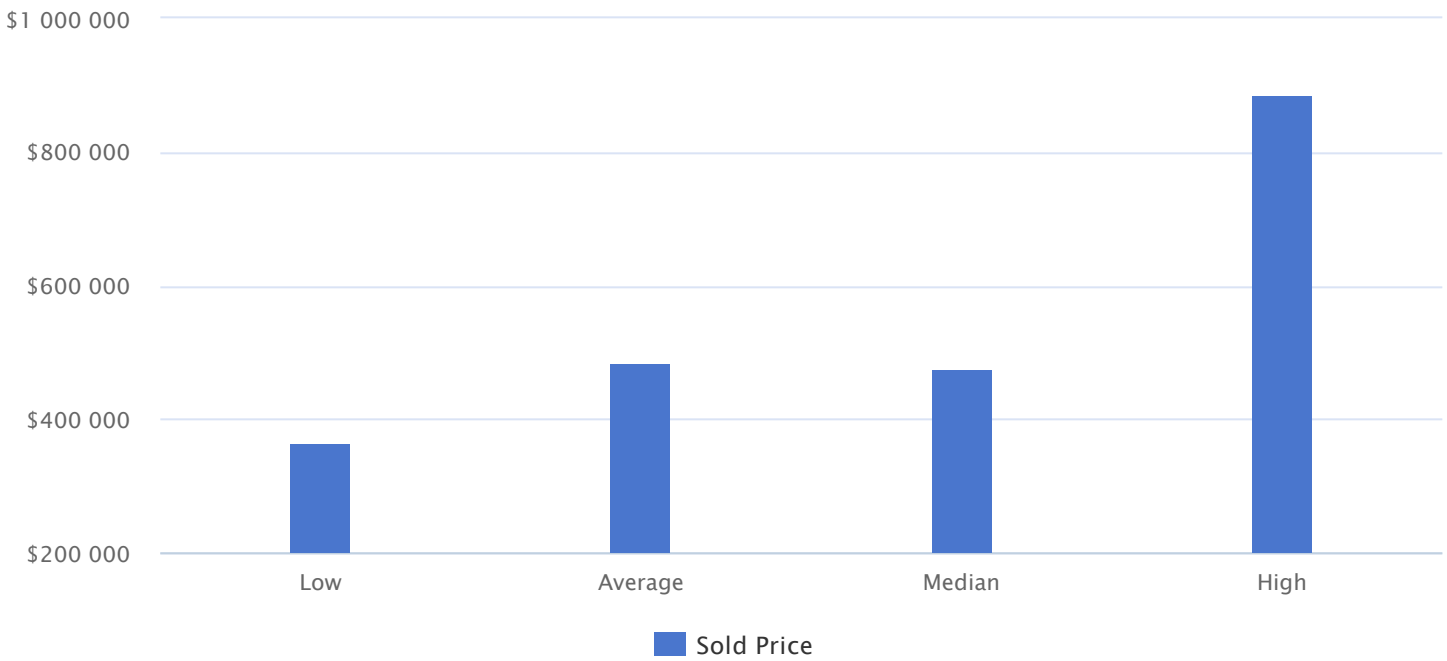
List, Sold and Adjusted Prices

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
20015747	5495 Alpine Drive, Summerville SC	\$484,900	6	6	08/28/2020	\$484,900	-	\$484,900
20016572	5513 Alpine Drive, Summerville SC	\$488,540	13	13	09/21/2020	\$491,500	-	\$491,500
20019402	5541 Alpine Drive, Summerville SC	\$455,120	0	0	11/30/2020	\$468,720	-	\$468,720
19028897	3007 Rampart Road, Summerville SC	\$515,000	0	2	08/11/2020	\$574,193	-	\$574,193
20013870	5521 Alpine Drive, Summerville SC	\$468,620	0	0	09/23/2020	\$479,655	-	\$479,655
20020397	1004 Denali Court, Summerville SC	\$649,000	0	0	08/27/2020	\$649,000	-	\$649,000
20016476	5497 Alpine Drive, Summerville SC	\$472,630	41	41	08/31/2020	\$472,630	-	\$472,630
19014710	5279 Alpine Drive, Summerville SC	\$525,000	314	315	04/30/2020	\$517,000	-	\$517,000
19030697	5572 Alpine Drive, Summerville SC	\$519,000	23	23	01/17/2020	\$505,000	-	\$505,000
20019560	5537 Alpine Drive, Summerville SC	\$418,360	7	7	11/12/2020	\$435,475	-	\$435,475
20022515	1008 Denali Court, Summerville SC	\$900,000	25	25	10/20/2020	\$885,000	-	\$885,000
20012107	5565 Alpine Drive, Summerville SC	\$553,037	0	13	07/29/2020	\$553,037	-	\$553,037
20019551	5520 Alpine Drive, Summerville SC	\$436,250	53	53	12/11/2020	\$437,130	-	\$437,130
20020278	5525 Alpine Drive, Summerville SC	\$424,190	0	0	12/17/2020	\$436,270	-	\$436,270
20019331	5505 Alpine Drive, Summerville SC	\$424,490	43	43	11/18/2020	\$427,085	-	\$427,085
20006231	1015 Englewood Court, Summerville SC	\$524,900	6	5	04/24/2020	\$522,000	-	\$522,000
20024380	5517 Alpine Drive, Summerville SC	\$400,330	5	5	12/30/2020	\$398,960	-	\$398,960
19033709	5500 Alpine Drive, Summerville SC	\$425,240	164	199	07/31/2020	\$409,000	-	\$409,000
20002765	1002 Poconos Court, Summerville SC	\$515,000	2	2	03/27/2020	\$515,000	-	\$515,000
20012344	5529 Alpine Drive, Summerville SC	\$487,000	32	32	08/27/2020	\$494,542	-	\$494,542
19032703	5570 Alpine Drive, Summerville SC	\$525,455	115	140	03/24/2020	\$518,810	-	\$518,810
20000194	5512 Alpine Drive, Summerville SC	\$485,900	108	108	08/11/2020	\$444,925	-	\$444,925
19028899	3052 Rampart Road, Summerville SC	\$512,380	0	2	02/20/2020	\$513,430	-	\$513,430
20020674	5540 Alpine Drive, Summerville SC	\$389,580	16	16	12/15/2020	\$407,925	-	\$407,925
20014112	1009 King Mountain Drive, Summerville SC	\$595,000	2	1	06/26/2020	\$615,000	-	\$615,000
20022176	5533 Alpine Drive, Summerville SC	\$408,465	0	0	12/31/2020	\$408,805	-	\$408,805
20009084	5566 Alpine Drive, Summerville SC	\$580,165			03/30/2020	\$580,165	-	\$580,165
20024956	5562 Alpine Drive, Summerville SC	\$422,885	17	17	10/30/2020	\$412,885	-	\$412,885
20012066	5060 Alpine Drive, Summerville SC	\$369,900	23	398	06/29/2020	\$369,900	-	\$369,900
20012106	3025 Rampart Road, Summerville SC	\$554,084	0	13	07/20/2020	\$554,084	-	\$554,084
19029445	3032 Rampart Road, Summerville SC	\$424,900	236	236	07/17/2020	\$424,900	-	\$424,900
19029446	3024 Rampart Road, Summerville SC	\$359,800	258	258	07/29/2020	\$364,900	-	\$364,900
20019967	3048 Rampart Road, Summerville SC	\$407,500	39	39	10/20/2020	\$407,500	-	\$407,500
19028896	3001 Rampart Road, Summerville SC	\$454,900	172	171	08/14/2020	\$458,950	-	\$458,950
20012105	5561 Alpine Drive, Summerville SC	\$598,684	0	0	05/16/2020	\$598,684	-	\$598,684
19033151	3040 Rampart Road, Summerville SC	\$375,985	229	229	09/23/2020	\$364,900	-	\$364,900
19029447	3016 Rampart Road, Summerville SC	\$399,900	261	261	08/05/2020	\$385,000	-	\$385,000
20012110	5496 Alpine Drive, Summerville SC	\$480,430	0	0	07/30/2020	\$483,310	-	\$483,310

Low, Average, Median, and High Comparisons

	Closed	Overall
Low	\$364,900	\$364,900
Average	\$486,057	\$486,057
Median	\$476,142	\$476,142
High	\$885,000	\$885,000

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	38	18,432,520	485,066	18,470,170	486,057	1.00	2,924	168.90	169.16	58	70
Overall	38	18,432,520	485,066	18,470,170	486,057	1.00	2,924	168.90	169.16	58	70