

Comparable Properties

20007394



5508 Alpine Drive
Summerville SC

20016822



5509 Alpine Drive
Summerville SC

20024818



5504 Alpine Drive
Summerville SC

List Price	\$373,580	\$390,880	\$469,090
Original List Price	\$373,580	\$390,880	\$469,090
Sold Price	\$390,455	\$411,150	\$493,375
Status	Closed	Closed	Closed
Status Date	02/25/2021	02/19/2021	02/26/2021
Days on Market	115	0	10
Cumulative Days on Market	115	0	10
Bedrooms	4	4	4
Baths - Total	3	2	3.5
Apx. SqFt	1,941	2,250	3,161
Lot Size			
Acreage	0.38	0.48	0.38
Year Built	2020	2020	2021
Price	\$390,455	\$411,150	\$493,375

20024825



5516 Alpine Drive
Summerville SC

20029654



5277 Alpine Drive
Summerville SC

20033275



1021 Englewood Court
Summerville SC

List Price	\$516,295	\$515,000	\$625,000
Original List Price	\$490,180	\$525,000	\$625,000
Sold Price	\$503,475	\$500,000	\$635,025
Status	Closed	Closed	Closed
Status Date	03/26/2021	04/09/2021	02/17/2021
Days on Market	18	94	3
Cumulative Days on Market	18	95	3
Bedrooms	5	4	5
Baths - Total	4.5	2.5	3.5
Apx. SqFt	3,475	3,061	3,790
Lot Size			
Acreage	0.38	0.81	1.14
Year Built	2021	2001	2006
Price	\$503,475	\$500,000	\$635,025

21000579



5556 Alpine Drive
Summerville SC

21004373



5287 Alpine Drive
Summerville SC

21004276



1004 Mount Mckinley Drive
Summerville SC

List Price	\$535,000	\$515,000	\$650,000
Original List Price	\$535,000	\$515,000	\$650,000
Sold Price	\$535,000	\$517,000	\$680,000
Status	Closed	Closed	Closed
Status Date	02/12/2021	04/07/2021	04/12/2021
Days on Market	0	1	2
Cumulative Days on Market	0	2	2
Bedrooms	5	4	4
Baths - Total	2.5	2.5	3
Apx. SqFt	3,600	2,553	3,388
Lot Size	.53		
Acreage	0.53	1.11	0.89
Year Built	2018	2003	1992
Price	\$535,000	\$517,000	\$680,000

21004382



5501 Alpine Drive
Summerville SC

21005275



5493 Alpine Drive
Summerville SC

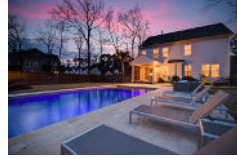
21007286



1007 Denali Court
Summerville SC

List Price	\$371,495	\$471,300	\$700,000
Original List Price	\$371,495	\$471,300	\$700,000
Sold Price	\$371,495	\$471,300	\$700,000
Status	Closed	Closed	Closed
Status Date	02/19/2021	03/01/2021	04/23/2021
Days on Market			4
Cumulative Days on Market			4
Bedrooms	3	5	4
Baths - Total	3	3.5	3.5
Apx. SqFt	1,941	2,932	3,670
Lot Size			
Acreage	0.42	0.64	0.75
Year Built	2021	2021	2015
Price	\$371,495	\$471,300	\$700,000

21007853



5550 Alpine Drive
Summerville SC

21007855



1009 Denali Court
Summerville SC

21008278



1023 Englewood Court
Summerville SC

List Price	\$575,000	\$600,000	\$779,000
Original List Price	\$575,000	\$600,000	\$779,000
Sold Price	\$575,000	\$600,000	\$780,000
Status	Closed	Closed	Closed
Status Date	05/07/2021	05/03/2021	05/05/2021
Days on Market	2	2	1
Cumulative Days on Market	2	2	1
Bedrooms	5	4	5
Baths - Total	3	3.5	4.5
Apx. SqFt	2,646	2,910	5,760
Lot Size	0.40 Acres		1.16
Acreage	0.4	0.81	1.16
Year Built	2017	2019	2007
Price	\$575,000	\$600,000	\$780,000

21010059



1022 Mt Whitney Drive
Summerville SC

21011564



5553 Alpine Drive
Summerville SC

21021373

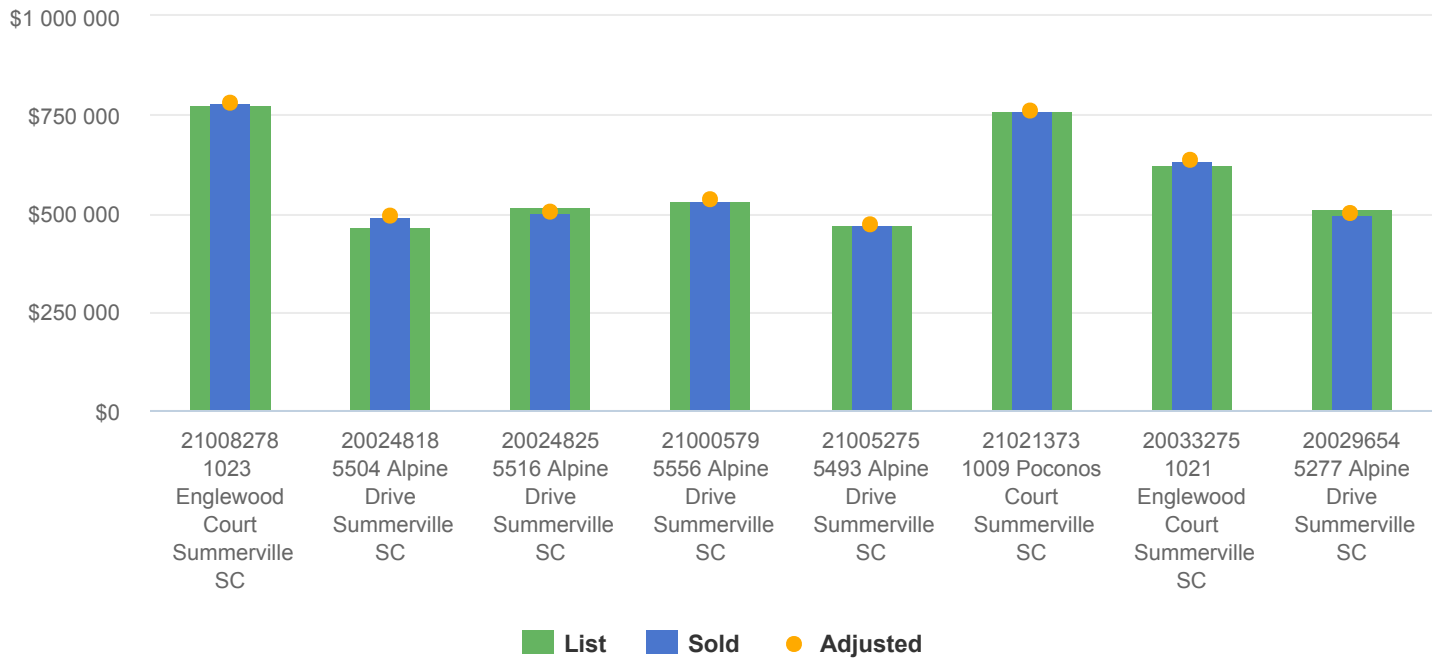
1009 Poconos Court
Summerville SC

List Price	\$575,000	\$644,000	\$760,000
Original List Price	\$575,000	\$644,000	\$760,000
Sold Price	\$575,000	\$644,000	\$760,000
Status	Closed	Closed	Closed
Status Date	06/07/2021	04/30/2021	08/05/2021
Days on Market	5		
Cumulative Days on Market	5		
Bedrooms	5	4	5
Baths - Total	3	3.5	5
Apx. SqFt	2,594	3,745	4,685
Lot Size			
Acreage	0.85	0.53	1
Year Built	2014	2019	2008
Price	\$575,000	\$644,000	\$760,000

Price Analysis

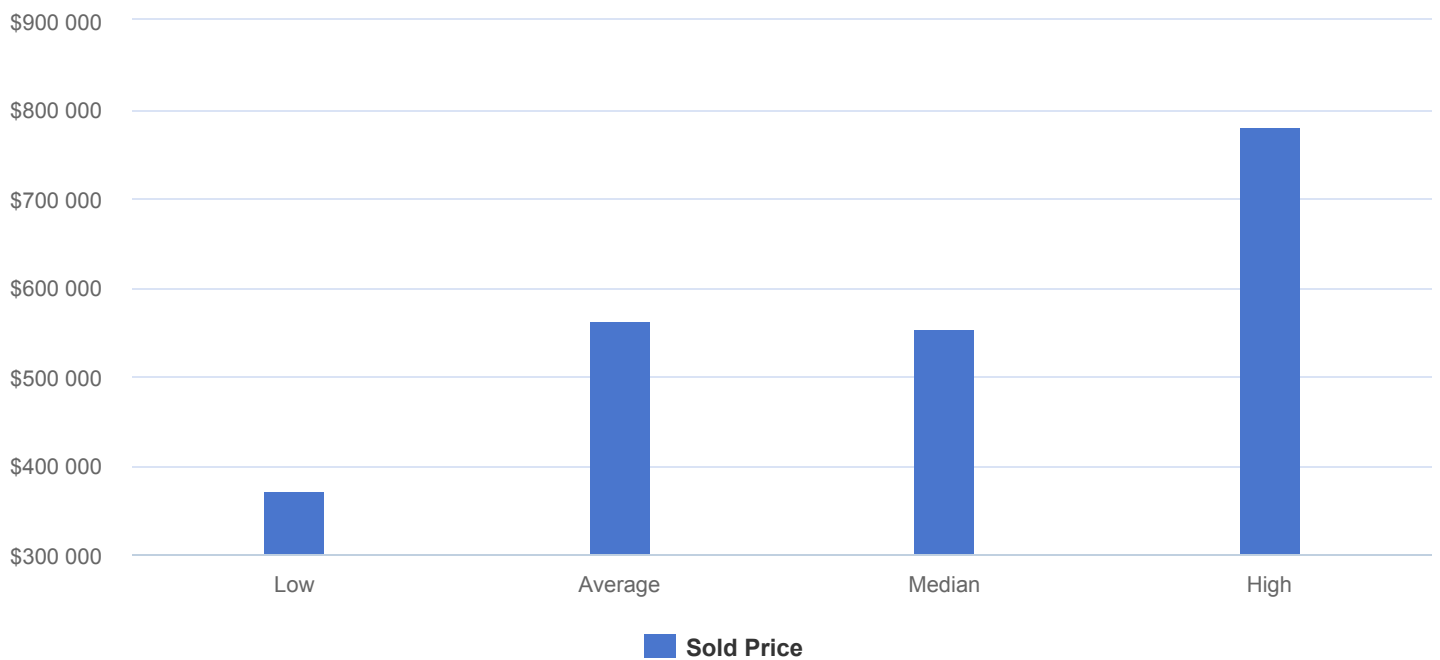
List, Sold and Adjusted Prices

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
21008278	1023 Englewood Court, Summerville SC	\$779,000	1	1	05/05/2021	\$780,000	-	\$780,000
20024818	5504 Alpine Drive, Summerville SC	\$469,090	10	10	02/26/2021	\$493,375	-	\$493,375
20024825	5516 Alpine Drive, Summerville SC	\$516,295	18	18	03/26/2021	\$503,475	-	\$503,475
21000579	5556 Alpine Drive, Summerville SC	\$535,000	0	0	02/12/2021	\$535,000	-	\$535,000
21005275	5493 Alpine Drive, Summerville SC	\$471,300			02/26/2021	\$471,300	-	\$471,300
21021373	1009 Poconos Court, Summerville SC	\$760,000			08/05/2021	\$760,000	-	\$760,000
20033275	1021 Englewood Court, Summerville SC	\$625,000	3	3	02/16/2021	\$635,025	-	\$635,025
20029654	5277 Alpine Drive, Summerville SC	\$515,000	94	95	04/09/2021	\$500,000	-	\$500,000
21011564	5553 Alpine Drive, Summerville SC	\$644,000			04/30/2021	\$644,000	-	\$644,000
20016822	5509 Alpine Drive, Summerville SC	\$390,880	0	0	02/18/2021	\$411,150	-	\$411,150
21007286	1007 Denali Court, Summerville SC	\$700,000	4	4	04/22/2021	\$700,000	-	\$700,000
21004382	5501 Alpine Drive, Summerville SC	\$371,495			02/18/2021	\$371,495	-	\$371,495
21004276	1004 Mount Mckinley Drive, Summerville SC	\$650,000	2	2	04/12/2021	\$680,000	-	\$680,000
20007394	5508 Alpine Drive, Summerville SC	\$373,580	115	115	02/23/2021	\$390,455	-	\$390,455
21004373	5287 Alpine Drive, Summerville SC	\$515,000	1	2	04/06/2021	\$517,000	-	\$517,000
21007855	1009 Denali Court, Summerville SC	\$600,000	2	2	05/03/2021	\$600,000	-	\$600,000
21007853	5550 Alpine Drive, Summerville SC	\$575,000	2	2	05/06/2021	\$575,000	-	\$575,000
21010059	1022 Mt Whitney Drive, Summerville SC	\$575,000	5	5	06/07/2021	\$575,000	-	\$575,000

Low, Average, Median, and High Comparisons

	Closed	Overall
Low	\$371,495	\$371,495
Average	\$563,460	\$563,460
Median	\$555,000	\$555,000
High	\$780,000	\$780,000

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	18	10,065,640	559,202	10,142,275	563,460	1.01	3,228	177.55	179.18	14	14
Overall	18	10,065,640	559,202	10,142,275	563,460	1.01	3,228	177.55	179.18	14	14