

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

21007139



4248 Club Course Drive
North Charleston SC

21007677



8619 Arthur Hills Circle
North Charleston SC

21009709



8827 E Fairway Woods Drive
North Charleston SC

List Price	\$725,000	\$419,000	\$595,000
Original List Price	\$779,000	\$429,000	\$595,000
Sold Price	\$705,000	\$410,000	\$600,000
Status	Closed	Closed	Closed
Status Date	08/30/2021	05/26/2021	05/28/2021
Days on Market	129	25	15
Cumulative Days on Market	129	25	15
Bedrooms	5	3	4
Baths - Total	4.5	2.5	3.5
Apx. SqFt	5,000	2,974	3,800
Lot Size	107x173x107x184		
Acreage	0.44	0.34	0.28
Year Built	2003	1994	2006
Price	\$705,000	\$410,000	\$600,000

21008600



8748 E Fairway Woods Cir
North Charleston SC

21008768



4420 Club Course Drive
North Charleston SC

21009309



4212 Club Course Drive
North Charleston SC

List Price	\$379,000	\$550,000	\$749,900
Original List Price	\$379,000	\$550,000	\$749,900
Sold Price	\$380,500	\$550,000	\$749,900
Status	Closed	Closed	Closed
Status Date	05/25/2021	05/27/2021	05/28/2021
Days on Market	3	3	4
Cumulative Days on Market	3	3	4
Bedrooms	4	5	5
Baths - Total	2.5	4.5	4.5
Apx. SqFt	2,550	4,028	4,180
Lot Size	90x160x85x160		
Acreage	0.32	0.34	0.44
Year Built	2002	1995	2005
Price	\$380,500	\$550,000	\$749,900

21020984



**8704 E Fairway Woods Drive
North Charleston SC**

21012098



**4239 Persimmon Woods Drive
North Charleston SC**

21012275



**4173 Club Course Drive
North Charleston SC**

List Price	\$569,900	\$485,000	\$624,900
Original List Price	\$569,900	\$459,000	\$624,900
Sold Price	\$557,500	\$485,000	\$624,900
Status	Closed	Closed	Closed
Status Date	09/09/2021	07/02/2021	06/18/2021
Days on Market	5	2	8
Cumulative Days on Market	5	2	8
Bedrooms	4	4	5
Baths - Total	3.5	2.5	4.5
Apx. SqFt	3,538	3,112	4,403
Lot Size			
Acreage	0.48	0.35	0.53
Year Built	1999	1997	2004
Price	\$557,500	\$485,000	\$624,900

21012854



**8644 Scottish Troon Court
North Charleston SC**

21012966



**8629 Woodland Walk
North Charleston SC**

21013296



**8603 W Fairway Woods Drive
Charleston SC**

List Price	\$1,400,000	\$400,000	\$485,000
Original List Price	\$1,400,000	\$400,000	\$467,500
Sold Price	\$1,250,000	\$395,000	\$485,000
Status	Closed	Closed	Closed
Status Date	07/15/2021	07/07/2021	06/21/2021
Days on Market	32	2	2
Cumulative Days on Market	32	2	2
Bedrooms	5	4	4
Baths - Total	4.5	2.5	2.5
Apx. SqFt	5,693	2,514	3,000
Lot Size			
Acreage	0.7	0	0.41
Year Built	2016	2004	1992
Price	\$1,250,000	\$395,000	\$485,000

21015611



8891 E Fairway Woods Drive
North Charleston SC

21015842



8600 Wild Bird Court
North Charleston SC

21015913



4205 Sawgrass Drive Drive
Charleston SC

List Price	\$495,000	\$795,000	\$850,000
Original List Price	\$495,000	\$868,000	\$950,000
Sold Price	\$510,000	\$745,000	\$820,000
Status	Closed	Closed	Closed
Status Date	07/16/2021	10/28/2021	12/16/2021
Days on Market	3	93	143
Cumulative Days on Market	3	93	143
Bedrooms	4	5	5
Baths - Total	3	4.5	4.5
Apx. SqFt	3,041	5,600	5,710
Lot Size			
Acreage	0.35	0.52	0.42
Year Built	2005	1994	1998
Price	\$510,000	\$745,000	\$820,000

21018398



8639 W Fairway Woods Drive
North Charleston SC

21016569



4204 Magnolia Court
North Charleston SC

21017149



4219 Buck Creek Court
North Charleston SC

List Price	\$699,900	\$725,000	\$560,000
Original List Price	\$699,900	\$799,000	\$575,000
Sold Price	\$700,000	\$700,000	\$550,000
Status	Closed	Closed	Closed
Status Date	08/25/2021	11/03/2021	10/08/2021
Days on Market	3	60	50
Cumulative Days on Market	3	72	50
Bedrooms	4	5	4
Baths - Total	4	5	3.5
Apx. SqFt	4,400	5,137	3,666
Lot Size			.40
Acreage	0.7	0.52	0.4
Year Built	2000	2004	1999
Price	\$700,000	\$700,000	\$550,000

21017613

21017463

21017841



4296 Club Course Drive
North Charleston SC



4234 Club Course Drive
North Charleston SC



4218 Buck Creek Court
Charleston SC

List Price	\$649,900	\$715,000	\$475,000
Original List Price	\$649,900	\$765,000	\$475,000
Sold Price	\$675,000	\$715,000	\$455,000
Status	Closed	Closed	Closed
Status Date	09/01/2021	09/06/2021	08/24/2021
Days on Market	3	32	27
Cumulative Days on Market	3	109	27
Bedrooms	4	5	5
Baths - Total	4	4.5	2.5
Apx. SqFt	3,989	4,300	2,617
Lot Size		Half Acre	
Acreage	0.97	0.51	0.44
Year Built	1995	2020	1996
Price	\$675,000	\$715,000	\$455,000

21017700



**8696 W Fairway Woods Drive
North Charleston SC**

21018290



**8608 Woodland Walk
North Charleston SC**

21018483



**8625 Wild Bird Court
North Charleston SC**

List Price	\$445,000	\$350,000	\$515,000
Original List Price	\$445,000	\$350,000	\$515,000
Sold Price	\$445,000	\$350,000	\$530,000
Status	Closed	Closed	Closed
Status Date	10/01/2021	07/30/2021	08/17/2021
Days on Market	17	1	2
Cumulative Days on Market	17	1	2
Bedrooms	4	3	4
Baths - Total	2.5	2	4
Apx. SqFt	2,726	2,420	3,058
Lot Size	124'x140'x104'x132'		
Acreage	0.36	0.28	0.55
Year Built	1996	2000	1997
Price	\$445,000	\$350,000	\$530,000

21018600



4224 Club Course Drive
North Charleston SC

21019013



4280 Club Course Drive
North Charleston SC

21023740



4205 Meadowbrook Court
North Charleston SC

List Price	\$934,900	\$540,000	\$524,900
Original List Price	\$934,900	\$540,000	\$524,900
Sold Price	\$930,000	\$520,000	\$550,001
Status	Closed	Closed	Closed
Status Date	09/10/2021	09/01/2021	10/19/2021
Days on Market	11	12	2
Cumulative Days on Market	11	12	2
Bedrooms	5	4	4
Baths - Total	7	3.5	3.5
Apx. SqFt	6,600	3,600	2,975
Lot Size		31x110x200x21xx33x221	
Acreage	0.64	0.46	0.36
Year Built	2002	1996	2006
Price	\$930,000	\$520,000	\$550,001

21019434



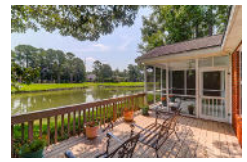
**4227 Sawgrass Drive
North Charleston SC**

21020685



**8645 Woodland Walk
North Charleston SC**

21021588



**8757 E Fairway Woods Drive
North Charleston SC**

List Price	\$660,000	\$435,000	\$499,000
Original List Price	\$660,000	\$435,000	\$499,000
Sold Price	\$660,000	\$450,000	\$517,000
Status	Closed	Closed	Closed
Status Date	07/16/2021	08/31/2021	11/18/2021
Days on Market		3	52
Cumulative Days on Market		3	52
Bedrooms	4	4	4
Baths - Total	5	3.5	3.5
Apx. SqFt	3,622	2,705	3,095
Lot Size			0.33
Acreage	0.38	0.26	0.33
Year Built	1999	1999	1999
Price	\$660,000	\$450,000	\$517,000

21023193



4312 Club Course Drive
North Charleston SC

21027846



4251 Club Course Drive
North Charleston SC

21024353



8604 Fox Hollow Road
North Charleston SC

List Price	\$479,900	\$625,000	\$385,000
Original List Price	\$489,900	\$625,000	\$385,000
Sold Price	\$455,000	\$655,000	\$376,000
Status	Closed	Closed	Closed
Status Date	10/15/2021	11/24/2021	10/07/2021
Days on Market	19	2	5
Cumulative Days on Market	19	2	98
Bedrooms	4	4	4
Baths - Total	3.5	3.5	3.5
Apx. SqFt	3,510	3,571	2,434
Lot Size	.33	.53	15x24x90x68x115x38
Acreage	0.33	0.53	0.16
Year Built	1994	2002	1999
Price	\$455,000	\$655,000	\$376,000

21025946



4164 Club Course Drive
North Charleston SC

21026190



8631 Woodland Walk
North Charleston SC

21028396



8745 Herons Walk
North Charleston SC

List Price	\$649,900	\$399,900	\$549,900
Original List Price	\$649,900	\$399,900	\$549,900
Sold Price	\$688,000	\$397,000	\$549,900
Status	Closed	Closed	Closed
Status Date	10/27/2021	12/15/2021	12/07/2021
Days on Market	3	21	4
Cumulative Days on Market	3	21	4
Bedrooms	4	4	5
Baths - Total	4.5	2.5	4
Apx. SqFt	3,892	2,445	3,012
Lot Size			
Acreage	0.5	0.34	0.39
Year Built	2002	2001	2004
Price	\$688,000	\$397,000	\$549,900

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
21017463	4234 Club Course Drive, North Charleston SC	\$715,000	32	109	09/03/2021	\$715,000	-	\$715,000
20026654	8607 Arthur Hills Circle, Charleston SC	\$414,900	9	9	01/13/2021	\$416,000	-	\$416,000
21015913	4205 Sawgrass Drive Drive, Charleston SC	\$850,000	143	143	12/15/2021	\$820,000	-	\$820,000
21013296	8603 W Fairway Woods Drive, Charleston SC	\$485,000	2	2	06/18/2021	\$485,000	-	\$485,000
21017841	4218 Buck Creek Court, Charleston SC	\$475,000	27	27	08/23/2021	\$455,000	-	\$455,000
17028302	8769 Herons Walk, North Charleston SC	\$575,000	319	432	05/13/2021	\$545,000	-	\$545,000
21000134	8847 E Fairway Woods Drive, North Charleston SC	\$400,000	42	42	03/26/2021	\$400,000	-	\$400,000
20030953	8622 Woodland Walk, North Charleston SC	\$347,900	38	228	01/29/2021	\$343,000	-	\$343,000
21006788	8645 Arthur Hills Circle, North Charleston SC	\$345,000	0	0	04/14/2021	\$350,000	-	\$350,000
20024794	8756 E Fairway Woods Circle, North Charleston SC	\$340,000	117	117	02/05/2021	\$335,000	-	\$335,000
21008768	4420 Club Course Drive, North Charleston SC	\$550,000	3	3	05/26/2021	\$550,000	-	\$550,000
21023193	4312 Club Course Drive, North Charleston SC	\$479,900	19	19	10/15/2021	\$455,000	-	\$455,000
19024706	8612 Woodland Walk, North Charleston SC	\$315,000	377	374	01/06/2021	\$302,000	-	\$302,000
21007677	8619 Arthur Hills Circle, North Charleston SC	\$419,000	25	25	05/26/2021	\$410,000	-	\$410,000
21016569	4204 Magnolia Court, North Charleston SC	\$725,000	60	72	11/03/2021	\$700,000	-	\$700,000
21004944	4200 Persimmon Woods Drive, North Charleston SC	\$520,000	2	15	03/31/2021	\$525,000	-	\$525,000
21018600	4224 Club Course Drive, North Charleston SC	\$934,900	11	11	09/10/2021	\$930,000	-	\$930,000
21012275	4173 Club Course Drive, North Charleston SC	\$624,900	8	8	06/18/2021	\$624,900	-	\$624,900
21015842	8600 Wild Bird Court, North Charleston SC	\$795,000	93	93	10/26/2021	\$745,000	-	\$745,000
21006746	8903 E Fairway Woods Drive, North Charleston SC	\$499,000	10	10	04/29/2021	\$505,000	-	\$505,000
21018290	8608 Woodland Walk, North Charleston SC	\$350,000	1	1	07/30/2021	\$350,000	-	\$350,000
21004541	8756 Herons Walk, North Charleston SC	\$405,000	1	1	03/29/2021	\$420,000	-	\$420,000
21007139	4248 Club Course Drive, North Charleston SC	\$725,000	129	129	08/27/2021	\$705,000	-	\$705,000
21006273	8843 E Fairway Woods Drive, North Charleston SC	\$530,000	12	12	04/23/2021	\$525,000	-	\$525,000
21008600	8748 E Fairway Woods Cir, North Charleston SC	\$379,000	3	3	05/24/2021	\$380,500	-	\$380,500
20032599	4217 Meadowbrook Court, North Charleston SC	\$597,500	27	69	03/09/2021	\$597,500	-	\$597,500
21019013	4280 Club Course Drive, North Charleston SC	\$540,000	12	12	08/31/2021	\$520,000	-	\$520,000

MLS #	Address	List Price	DOM	CDOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
20029708	8618 W Fairway Woods Drive, North Charleston SC	\$519,000	83	83	03/12/2021	\$510,000	-	\$510,000
21001766	8639 Woodland Walk, North Charleston SC	\$359,000	40	40	04/06/2021	\$349,000	-	\$349,000
21017149	4219 Buck Creek Court, North Charleston SC	\$560,000	50	50	10/08/2021	\$550,000	-	\$550,000
21012098	4239 Persimmon Woods Drive, North Charleston SC	\$485,000	2	2	07/02/2021	\$485,000	-	\$485,000
21009709	8827 E Fairway Woods Drive, North Charleston SC	\$595,000	15	15	05/28/2021	\$600,000	-	\$600,000
21024353	8604 Fox Hollow Road, North Charleston SC	\$385,000	5	98	09/28/2021	\$376,000	-	\$376,000
21018398	8639 W Fairway Woods Drive, North Charleston SC	\$699,900	3	3	08/25/2021	\$700,000	-	\$700,000
21012966	8629 Woodland Walk, North Charleston SC	\$400,000	2	2	07/01/2021	\$395,000	-	\$395,000
21020685	8645 Woodland Walk, North Charleston SC	\$435,000	3	3	08/31/2021	\$450,000	-	\$450,000
21020984	8704 E Fairway Woods Drive, North Charleston SC	\$569,900	5	5	09/09/2021	\$557,500	-	\$557,500
21021588	8757 E Fairway Woods Drive, North Charleston SC	\$499,000	52	52	11/18/2021	\$517,000	-	\$517,000
21015611	8891 E Fairway Woods Drive, North Charleston SC	\$495,000	3	3	07/16/2021	\$510,000	-	\$510,000
21017613	4296 Club Course Drive, North Charleston SC	\$649,900	3	3	09/01/2021	\$675,000	-	\$675,000
21017700	8696 W Fairway Woods Drive, North Charleston SC	\$445,000	17	17	10/01/2021	\$445,000	-	\$445,000
21026190	8631 Woodland Walk, North Charleston SC	\$399,900	21	21	12/15/2021	\$397,000	-	\$397,000
21025946	4164 Club Course Drive, North Charleston SC	\$649,900	3	3	10/27/2021	\$688,000	-	\$688,000
21018483	8625 Wild Bird Court, North Charleston SC	\$515,000	2	2	08/17/2021	\$530,000	-	\$530,000
21027846	4251 Club Course Drive, North Charleston SC	\$625,000	2	2	11/23/2021	\$655,000	-	\$655,000
21023740	4205 Meadowbrook Court, North Charleston SC	\$524,900	2	2	10/19/2021	\$550,001	-	\$550,001
21009309	4212 Club Course Drive, North Charleston SC	\$749,900	4	4	05/28/2021	\$749,900	-	\$749,900
21019434	4227 Sawgrass Drive, North Charleston SC	\$660,000			07/16/2021	\$660,000	-	\$660,000
21028396	8745 Herons Walk, North Charleston SC	\$549,900	4	4	12/07/2021	\$549,900	-	\$549,900
21001073	4160 Club Course Drive, North Charleston SC	\$815,000	21	21	04/08/2021	\$843,656	-	\$843,656
21012854	8644 Scottish Troon Court, North Charleston SC	\$1,400,000	32	32	07/14/2021	\$1,250,000	-	\$1,250,000

Low, Average, Median, and High Comparisons

	Closed	Overall
Low	\$302,000	\$302,000
Average	\$551,017	\$551,017
Median	\$525,000	\$525,000
High	\$1,250,000	\$1,250,000

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	51	28,323,200	555,357	28,101,857	551,017	1.00	3,555	155.58	154.86	37	48
Overall	51	28,323,200	555,357	28,101,857	551,017	1.00	3,555	155.58	154.86	37	48