

Comparable Properties

21023662



**4207 Sweet Gum Crossing
North Charleston SC**

21031878



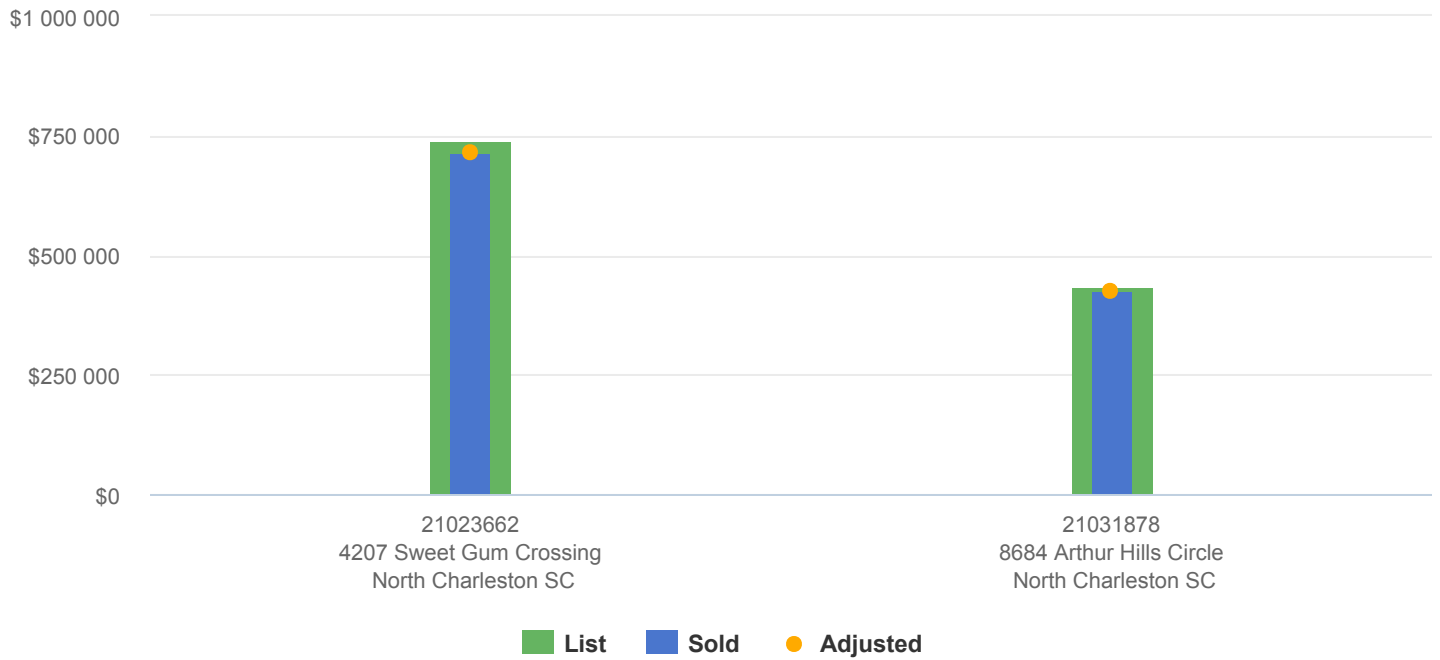
**8684 Arthur Hills Circle
North Charleston SC**

List Price	\$739,600	\$435,000	
Original List Price	\$750,000	\$435,000	
Sold Price	\$715,000	\$425,000	
Status	Closed	Closed	
Status Date	01/07/2022	01/25/2022	
Days on Market	99	5	undefined
Cumulative Days on Market	99	5	undefined
Bedrooms	6	4	
Baths - Total	4	2.5	
Apx. SqFt	4,792	2,701	
Lot Size	0.67		
Acreage	0.67	0.37	
Year Built	1997	1993	
Price	\$715,000	\$425,000	

Price Analysis

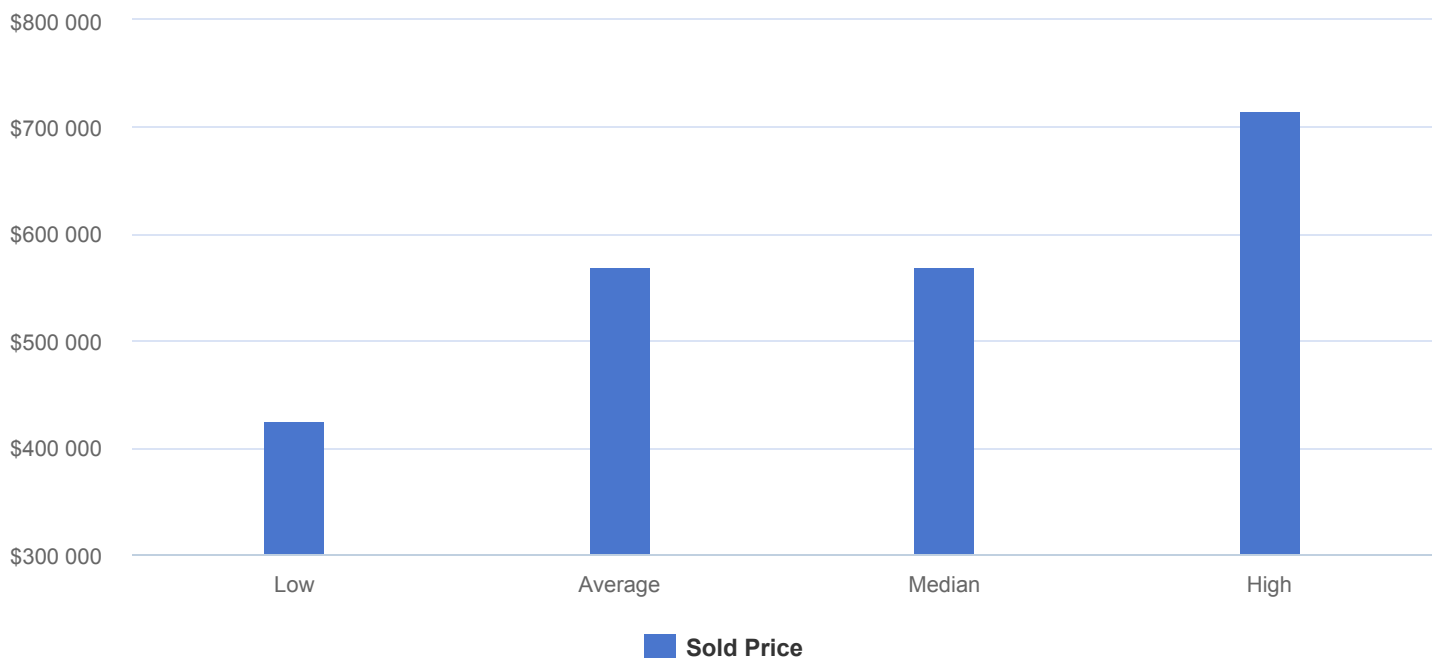
List, Sold and Adjusted Prices

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
21023662	4207 Sweet Gum Crossing, North Charleston SC	\$739,600	99	99	01/07/2022	\$715,000	-	\$715,000
21031878	8684 Arthur Hills Circle, North Charleston SC	\$435,000	5	5	01/24/2022	\$425,000	-	\$425,000

Low, Average, Median, and High Comparisons

	Closed	Overall
Low	\$425,000	\$425,000
Average	\$570,000	\$570,000
Median	\$570,000	\$570,000
High	\$715,000	\$715,000

Overall Market Analysis (Unadjusted)

Status	#	List Vol.	Avg. List		Avg. Sold Price	Avg. Sale/List Price	Avg. Apx. SqFt	Avg. List \$/Apx. SqFt	Avg. Sold \$/Apx. SqFt	Avg. DOM	Avg. CDOM
			Price	Sold Vol.							
Closed	2	1,174,600	587,300	1,140,000	570,000	0.97	3,746	157.70	153.28	52	52
Overall	2	1,174,600	587,300	1,140,000	570,000	0.97	3,746	157.70	153.28	52	52