

# Comparable Properties

22004899



8760 E Fairway Woods Drive  
North Charleston SC

22010545



4220 Buck Creek Court  
North Charleston SC

22008137



8769 Herons Walk  
North Charleston SC

List Price	\$690,000	\$685,000	\$625,000
Original List Price	\$690,000	\$685,000	\$650,000
Sold Price			
Status	Active	Active	Active
Status Date	04/20/2022	04/27/2022	04/13/2022
Days on Market	23	4	21
Cumulative Days on Market	23	4	21
Bedrooms	5	5	4
Baths - Total	4	3.5	3.5
Apx. SqFt	3,821	3,870	4,867
Lot Size			
Acreage	0.73	0.39	0.46
Year Built	2006	1998	2003
<b>Price</b>	<b>\$690,000</b>	<b>\$685,000</b>	<b>\$625,000</b>

22009564



4245 Club Course Drive  
North Charleston SC

21009457



4238 Club Course Drive  
North Charleston SC

21023662



4207 Sweet Gum Crossing  
North Charleston SC

List Price	\$831,500	\$1,050,000	\$739,600
Original List Price	\$831,500	\$1,075,000	\$750,000
Sold Price		\$1,005,000	\$715,000
Status	Active	Closed	Closed
Status Date	04/18/2022	02/05/2022	01/07/2022
Days on Market	13	231	99
Cumulative Days on Market	13	231	99
Bedrooms	4	5	6
Baths - Total	5	5.5	4
Apx. SqFt	3,948	5,816	4,792
Lot Size	166 x 188 x 50 x 44 x 236	.67	0.67
Acreage	0.58	0.68	0.67
Year Built	2003	2006	1997
<b>Price</b>	<b>\$831,500</b>	<b>\$1,005,000</b>	<b>\$715,000</b>

21031920



4304 Club Course Drive  
North Charleston SC

21029865



4252 Persimmon Woods Drive  
North Charleston SC

21030716



8610 W Fairway Woods Drive  
North Charleston SC

List Price	\$465,000	\$628,000	\$725,000
Original List Price	\$465,000	\$628,000	\$725,000
Sold Price	\$475,000	\$610,000	\$700,000
Status	Closed	Closed	Closed
Status Date	03/02/2022	02/24/2022	02/07/2022
Days on Market	4	57	38
Cumulative Days on Market	4	56	38
Bedrooms	4	4	6
Baths - Total	3.5	3.5	5.5
Apx. SqFt	2,922	3,654	5,755
Lot Size		.42	
Acreage	0.48	0.42	0.4
Year Built	1996	1998	2005
<b>Price</b>	<b>\$475,000</b>	<b>\$610,000</b>	<b>\$700,000</b>

21031878



8684 Arthur Hills Circle  
North Charleston SC

21031986



8712 E Fairway Woods Circle  
North Charleston SC

21032351



4223 Sawgrass Drive  
North Charleston SC

List Price	\$435,000	\$600,000	\$499,900
Original List Price	\$435,000	\$600,000	\$499,900
Sold Price	\$425,000	\$560,000	\$475,000
Status	Closed	Closed	Closed
Status Date	01/25/2022	02/04/2022	04/12/2022
Days on Market	5	30	74
Cumulative Days on Market	5	30	50
Bedrooms	4	5	4
Baths - Total	2.5	3.5	3
Apx. SqFt	2,701	3,400	2,931
Lot Size			
Acreage	0.37	0.35	0.4
Year Built	1993	1999	1996
<b>Price</b>	<b>\$425,000</b>	<b>\$560,000</b>	<b>\$475,000</b>

21032754



**4205 Buck Creek Court  
North Charleston SC**

22001673



**4237 Wildwood  
Charleston SC**

22001888



**8618 W Fairway Woods Drive  
North Charleston SC**

List Price	\$525,000	\$415,000	\$655,000
Original List Price	\$525	\$415,000	\$655,000
Sold Price	\$525,000	\$410,000	\$700,000
Status	Closed	Closed	Closed
Status Date	02/14/2022	02/11/2022	03/03/2022
Days on Market	3	2	1
Cumulative Days on Market	1	2	1
Bedrooms	4	4	5
Baths - Total	3	3	4
Apx. SqFt	2,880	2,250	3,415
Lot Size		83x205x107x193	
Acreage	0.41	0.43	0.4
Year Built	2004	1997	2003
<b>Price</b>	<b>\$525,000</b>	<b>\$410,000</b>	<b>\$700,000</b>

22001603



4212 Meadowbrook Court  
North Charleston SC

22001991



8614 Arthur Hills Circle  
North Charleston SC

22003890



8618 Woodland Walk  
North Charleston SC

List Price	\$525,000	\$449,900	\$410,000
Original List Price	\$525,000	\$449,900	\$389,900
Sold Price	\$525,000	\$467,000	\$410,000
Status	Closed	Closed	Closed
Status Date	03/07/2022	03/01/2022	03/30/2022
Days on Market	3	3	4
Cumulative Days on Market	2	3	4
Bedrooms	4	4	4
Baths - Total	3.5	3.5	2
Apx. SqFt	2,795	3,235	2,291
Lot Size			
Acreage	0.29	0.36	0.22
Year Built	1999	1992	2003
<b>Price</b>	<b>\$525,000</b>	<b>\$467,000</b>	<b>\$410,000</b>

22004739



4213 Club Course Drive  
North Charleston SC

21026275



4263 Persimmon Woods Drive  
North Charleston SC

22003926



4601 Club Course Drive Drive  
Charleston SC

List Price	\$459,900	\$950,000	\$499,900
Original List Price	\$459,900	\$975,000	\$510,000
Sold Price	\$475,000		
Status	Closed	Active Contingent	Active Contingent
Status Date	04/01/2022	03/27/2022	04/28/2022
Days on Market	7	142	70
Cumulative Days on Market	7	142	70
Bedrooms	4	5	4
Baths - Total	3.5	5.5	2.5
Apx. SqFt	2,642	6,204	3,410
Lot Size			
Acreage	1.02	0.39	0.42
Year Built	2005	2007	1994
<b>Price</b>	<b>\$475,000</b>	<b>\$950,000</b>	<b>\$499,900</b>

22007892



4207 Links Court  
North Charleston SC

22009889



4133 Club Course Drive  
North Charleston SC

List Price	\$550,000	\$615,000	
Original List Price	\$550,000	\$615,000	
Sold Price			
Status	Active Contingent	Active Contingent	
Status Date	04/03/2022	04/21/2022	
Days on Market	3	0	undefined
Cumulative Days on Market	3	0	undefined
Bedrooms	3	4	
Baths - Total	2.5	3.5	
Apx. SqFt	2,687	3,335	
Lot Size		17,860 sq ft	
Acreage	0.64	0.5	
Year Built	2004	1998	
<b>Price</b>	<b>\$550,000</b>	<b>\$615,000</b>	



# 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
21009457	4238 Club Course Drive, North Charleston SC	\$1,050,000	231	231	02/03/2022	\$1,005,000	-	\$1,005,000
21023662	4207 Sweet Gum Crossing, North Charleston SC	\$739,600	99	99	01/07/2022	\$715,000	-	\$715,000
21031920	4304 Club Course Drive, North Charleston SC	\$465,000	4	4	03/02/2022	\$475,000	-	\$475,000
21029865	4252 Persimmon Woods Drive, North Charleston SC	\$628,000	57	56	02/24/2022	\$610,000	-	\$610,000
21030716	8610 W Fairway Woods Drive, North Charleston SC	\$725,000	38	38	02/07/2022	\$700,000	-	\$700,000
21031878	8684 Arthur Hills Circle, North Charleston SC	\$435,000	5	5	01/24/2022	\$425,000	-	\$425,000
21031986	8712 E Fairway Woods Circle, North Charleston SC	\$600,000	30	30	02/04/2022	\$560,000	-	\$560,000
21032351	4223 Sawgrass Drive, North Charleston SC	\$499,900	74	50	04/11/2022	\$475,000	-	\$475,000
21032754	4205 Buck Creek Court, North Charleston SC	\$525,000	3	1	02/14/2022	\$525,000	-	\$525,000
22001673	4237 Wildwood, Charleston SC	\$415,000	2	2	02/11/2022	\$410,000	-	\$410,000
22001888	8618 W Fairway Woods Drive, North Charleston SC	\$655,000	1	1	03/01/2022	\$700,000	-	\$700,000
22001603	4212 Meadowbrook Court, North Charleston SC	\$525,000	3	2	03/07/2022	\$525,000	-	\$525,000
22001991	8614 Arthur Hills Circle, North Charleston SC	\$449,900	3	3	02/28/2022	\$467,000	-	\$467,000
22003890	8618 Woodland Walk, North Charleston SC	\$410,000	4	4	03/30/2022	\$410,000	-	\$410,000
22004739	4213 Club Course Drive, North Charleston SC	\$459,900	7	7	03/31/2022	\$475,000	-	\$475,000

## Summary of Pending Listings

MLS #	Address	Orig. List Price	DOM	CDOM	List Price	Total Adjustments	Adjusted Price
21026275	4263 Persimmon Woods Drive, North Charleston SC	\$975,000	142	142	\$950,000	-	\$950,000
22003926	4601 Club Course Drive Drive, Charleston SC	\$510,000	70	70	\$499,900	-	\$499,900
22007892	4207 Links Court, North Charleston SC	\$550,000	3	3	\$550,000	-	\$550,000
22009889	4133 Club Course Drive, North Charleston SC	\$615,000	0	0	\$615,000	-	\$615,000

## Summary of Active Listings

MLS #	Address	Orig. List Price	DOM	CDOM	List Price	Total Adjustments	Adjusted Price
22004899	8760 E Fairway Woods Drive, North Charleston SC	\$690,000	23	23	\$690,000	-	\$690,000
22010545	4220 Buck Creek Court, North Charleston SC	\$685,000	4	4	\$685,000	-	\$685,000
22008137	8769 Herons Walk, North Charleston SC	\$650,000	21	21	\$625,000	-	\$625,000
22009564	4245 Club Course Drive, North Charleston SC	\$831,500	13	13	\$831,500	-	\$831,500

## Low, Average, Median, and High Comparisons

	Closed	Pending	Active	Overall
Low	\$410,000	\$499,900	\$625,000	\$410,000
Average	\$565,133	\$653,725	\$707,875	\$605,365
Median	\$525,000	\$582,500	\$687,500	\$560,000
High	\$1,005,000	\$950,000	\$831,500	\$1,005,000

## 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	15	8,582,300	572,153	8,477,000	565,133	0.99	3,432	169.23	167.85	37	36
Active Contingent	4	2,614,900	653,725	0	0	0.00	3,909	172.21	0.00	54	54
Active	4	2,831,500	707,875	0	0	0.00	4,126	174.15	0.00	15	15
Overall	23	14,028,700	609,943	8,477,000	565,133	0.99	3,636	170.60	167.85	36	35