

# Comparable Properties

22014448



4246 Club Course Drive  
North Charleston SC

22015210



8612 Timbermarsh Lane  
North Charleston SC

22009564



4245 Club Course Drive  
North Charleston SC

List Price	\$749,000	\$695,000	\$789,500
Original List Price	\$769,000	\$695,000	\$831,500
Sold Price			
Status	Active	Active	Active
Status Date	06/02/2022	06/18/2022	06/18/2022
Days on Market	29	18	58
Cumulative Days on Market	29	17	58
Bedrooms	5	5	4
Baths - Total	3.5	3.5	5
Apx. SqFt	4,346	3,187	3,948
Lot Size		22,216	166 x 188 x 50 x 44 x 236
Acreage	0.39	0.51	0.58
Year Built	1999	2004	2003
<b>Price</b>	<b>\$749,000</b>	<b>\$695,000</b>	<b>\$789,500</b>

22015814



8618 Scottish Troon Court  
North Charleston SC

22016098



8638 Arthur Hills Circle  
North Charleston SC

22017393



8619 Arthur Hills Circle  
North Charleston SC

List Price	\$1,100,000	\$780,000	\$535,000
Original List Price	\$1,100,000	\$780,000	\$535,000
Sold Price			
Status	Active	Active	Active
Status Date	06/15/2022	06/16/2022	06/29/2022
Days on Market	16	15	2
Cumulative Days on Market	16	15	2
Bedrooms	7	4	3
Baths - Total	5.5	3.5	2.5
Apx. SqFt	6,700	4,887	2,974
Lot Size			
Acreage	0.44	0.39	0.34
Year Built	2007	1999	1994
<b>Price</b>	<b>\$1,100,000</b>	<b>\$780,000</b>	<b>\$535,000</b>

22017567



8617 Wild Bird Court  
North Charleston SC

List Price	\$719,000		
Original List Price	\$719,000		
Sold Price			
Status	Active		
Status Date	07/01/2022		
Days on Market	0	undefined	undefined
Cumulative Days on Market	0	undefined	undefined
Bedrooms	4		
Baths - Total	3.5		
Apx. SqFt	3,864		
Lot Size			
Acreage	0.42		
Year Built	1999		
<b>Price</b>	<b>\$719,000</b>		

# Price Analysis

## Low, Average, Median, and High List Prices

Active Listings



## Summary of Active Listings

MLS #	Address	Orig. List Price	DOM	CDOM	List Price	Total Adjustments	Adjusted Price
22016098	8638 Arthur Hills Circle, North Charleston SC	\$780,000	15	15	\$780,000	-	\$780,000
22015814	8618 Scottish Troon Court, North Charleston SC	\$1,100,000	16	16	\$1,100,000	-	\$1,100,000
22014448	4246 Club Course Drive, North Charleston SC	\$769,000	29	29	\$749,000	-	\$749,000
22017393	8619 Arthur Hills Circle, North Charleston SC	\$535,000	2	2	\$535,000	-	\$535,000
22017567	8617 Wild Bird Court, North Charleston SC	\$719,000	0	0	\$719,000	-	\$719,000
22009564	4245 Club Course Drive, North Charleston SC	\$831,500	58	58	\$789,500	-	\$789,500
22015210	8612 Timbermarsh Lane, North Charleston SC	\$695,000	18	17	\$695,000	-	\$695,000

## Low, Average, Median, and High Comparisons

	Active	Overall
Low	\$535,000	\$535,000
Average	\$766,786	\$766,786
Median	\$749,000	\$749,000
High	\$1,100,000	\$1,100,000

## 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
Active	7	5,367,500	766,786	0	0	0.00	4,272	182.88	0.00	20	20
Overall	7	5,367,500	766,786	0	0	0.00	4,272	182.88	0.00	20	20