

Comparable Properties

21009457



**4238 Club Course Drive
North Charleston SC**

21023662



**4207 Sweet Gum Crossing
North Charleston SC**

21026275



**4263 Persimmon Woods Drive
North Charleston SC**

List Price	\$1,050,000	\$739,600	\$950,000
Original List Price	\$1,075,000	\$750,000	\$975,000
Sold Price	\$1,005,000	\$715,000	\$920,000
Status	Closed	Closed	Closed
Status Date	02/05/2022	01/07/2022	05/16/2022
Days on Market	231	99	142
Cumulative Days on Market	231	99	142
Bedrooms	5	6	5
Baths - Total	5.5	4	5.5
Apx. SqFt	5,816	4,792	6,204
Lot Size	.67	0.67	
Acreage	0.68	0.67	0.39
Year Built	2006	1997	2007
Price	\$1,005,000	\$715,000	\$920,000

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
Price	\$475,000	\$610,000	\$700,000

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
Price	\$425,000	\$560,000	\$475,000

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
Price	\$525,000	\$410,000	\$700,000

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
Price	\$525,000	\$467,000	\$410,000

22003926



4601 Club Course Drive Drive
Charleston SC

22004739



4213 Club Course Drive
North Charleston SC

22007892



4207 Links Court
North Charleston SC

List Price	\$499,900	\$459,900	\$550,000
Original List Price	\$510,000	\$459,900	\$550,000
Sold Price	\$480,000	\$475,000	\$575,000
Status	Closed	Closed	Closed
Status Date	05/27/2022	04/01/2022	05/17/2022
Days on Market	70	7	3
Cumulative Days on Market	70	7	3
Bedrooms	4	4	3
Baths - Total	2.5	3.5	2.5
Apx. SqFt	3,410	2,642	2,687
Lot Size			
Acreage	0.42	1.02	0.64
Year Built	1994	2005	2004
Price	\$480,000	\$475,000	\$575,000

22010545



**4220 Buck Creek Court
North Charleston SC**

22008137



**8769 Herons Walk
North Charleston SC**

22009889



**4133 Club Course Drive
North Charleston SC**

List Price	\$685,000	\$625,000	\$615,000
Original List Price	\$685,000	\$650,000	\$615,000
Sold Price	\$732,000	\$600,000	\$630,000
Status	Closed	Closed	Closed
Status Date	06/01/2022	06/28/2022	05/31/2022
Days on Market	5	25	0
Cumulative Days on Market	5	25	0
Bedrooms	5	4	4
Baths - Total	3.5	3.5	3.5
Apx. SqFt	3,870	4,867	3,335
Lot Size			17,860 sq ft
Acreage	0.39	0.46	0.5
Year Built	1998	2003	1998
Price	\$732,000	\$600,000	\$630,000

22011297



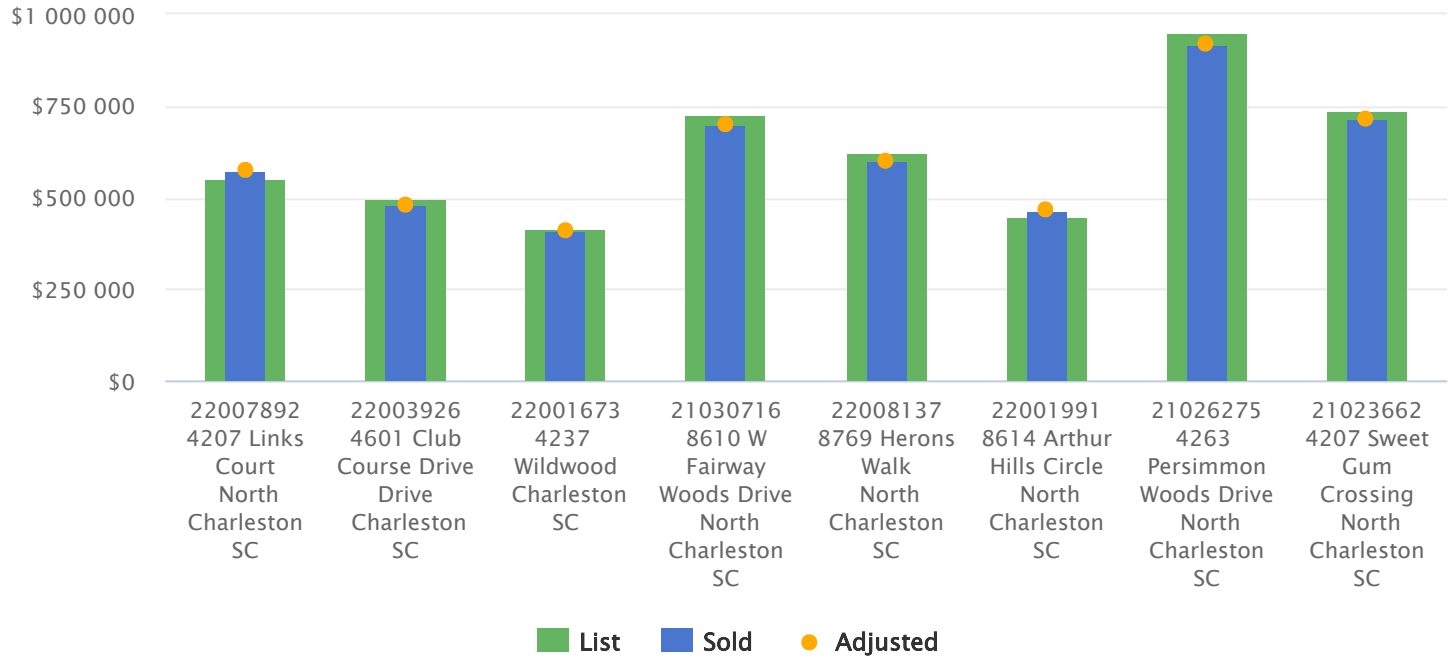
4274 Club Course Drive
North Charleston SC

List Price	\$660,000		
Original List Price	\$660,000		
Sold Price	\$690,000		
Status	Closed		
Status Date	06/16/2022		
Days on Market	0	undefined	undefined
Cumulative Days on Market	0	undefined	undefined
Bedrooms	4		
Baths - Total	4.5		
Apx. SqFt	3,700		
Lot Size	.5-1		
Acreage	0.55		
Year Built	2002		
Price	\$690,000		

Price Analysis

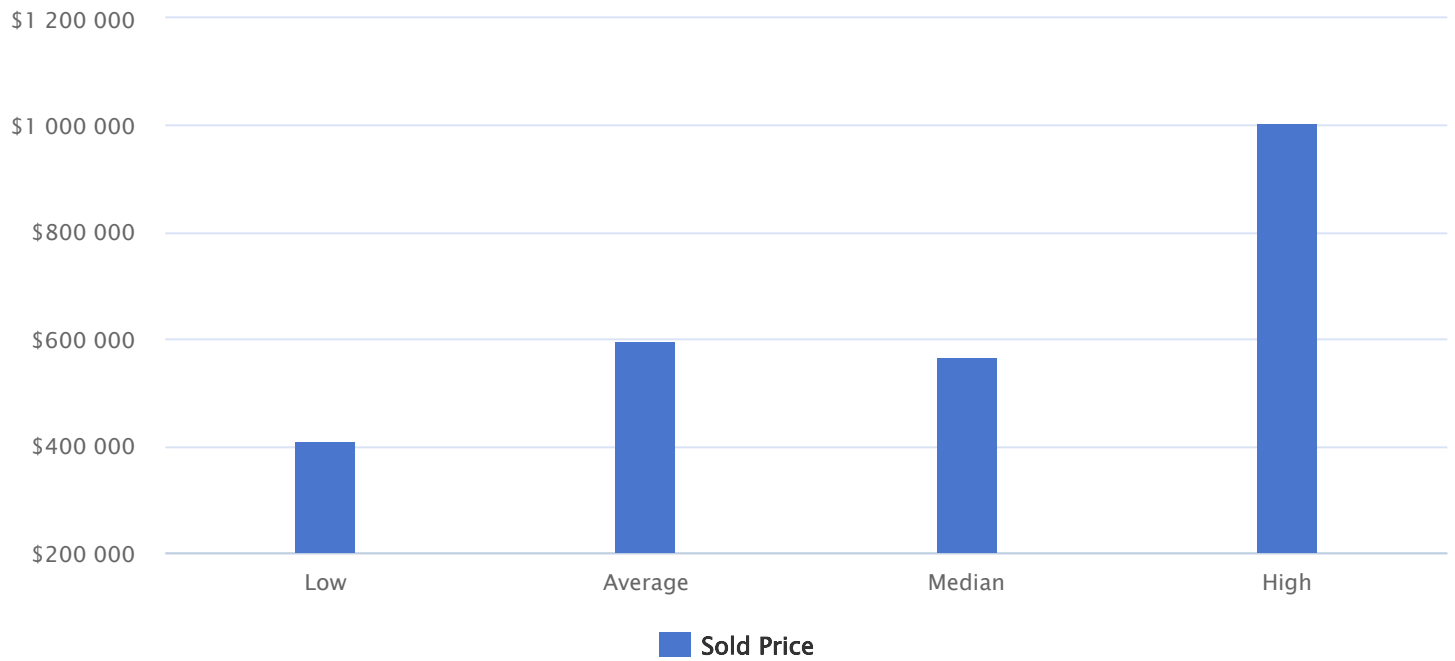
List, Sold and Adjusted Prices

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
22007892	4207 Links Court, North Charleston SC	\$550,000	3	3	05/17/2022	\$575,000	-	\$575,000
22003926	4601 Club Course Drive Drive, Charleston SC	\$499,900	70	70	05/27/2022	\$480,000	-	\$480,000
22001673	4237 Wildwood, Charleston SC	\$415,000	2	2	02/11/2022	\$410,000	-	\$410,000
21030716	8610 W Fairway Woods Drive, North Charleston SC	\$725,000	38	38	02/07/2022	\$700,000	-	\$700,000
22008137	8769 Herons Walk, North Charleston SC	\$625,000	25	25	06/24/2022	\$600,000	-	\$600,000
22001991	8614 Arthur Hills Circle, North Charleston SC	\$449,900	3	3	02/28/2022	\$467,000	-	\$467,000
21026275	4263 Persimmon Woods Drive, North Charleston SC	\$950,000	142	142	05/16/2022	\$920,000	-	\$920,000
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
21031878	8684 Arthur Hills Circle, North Charleston SC	\$435,000	5	5	01/24/2022	\$425,000	-	\$425,000
21032351	4223 Sawgrass Drive, North Charleston SC	\$499,900	74	50	04/11/2022	\$475,000	-	\$475,000
21029865	4252 Persimmon Woods Drive, North Charleston SC	\$628,000	57	56	02/24/2022	\$610,000	-	\$610,000
22004739	4213 Club Course Drive, North Charleston SC	\$459,900	7	7	03/31/2022	\$475,000	-	\$475,000
21031986	8712 E Fairway Woods Circle, North Charleston SC	\$600,000	30	30	02/04/2022	\$560,000	-	\$560,000
22010545	4220 Buck Creek Court, North Charleston SC	\$685,000	5	5	06/01/2022	\$732,000	-	\$732,000
22011297	4274 Club Course Drive, North Charleston SC	\$660,000	0	0	06/15/2022	\$690,000	-	\$690,000
22003890	8618 Woodland Walk, North Charleston SC	\$410,000	4	4	03/30/2022	\$410,000	-	\$410,000
21009457	4238 Club Course Drive, North Charleston SC	\$1,050,000	231	231	02/03/2022	\$1,005,000	-	\$1,005,000
21032754	4205 Buck Creek Court, North Charleston SC	\$525,000	3	1	02/14/2022	\$525,000	-	\$525,000
22009889	4133 Club Course Drive, North Charleston SC	\$615,000	0	0	05/31/2022	\$630,000	-	\$630,000
22001603	4212 Meadowbrook Court, North Charleston SC	\$525,000	3	2	03/07/2022	\$525,000	-	\$525,000
22001888	8618 W Fairway Woods Drive, North Charleston SC	\$655,000	1	1	03/01/2022	\$700,000	-	\$700,000

Low, Average, Median, and High Comparisons

	Closed	Overall
Low	\$410,000	\$410,000
Average	\$595,636	\$595,636
Median	\$567,500	\$567,500
High	\$1,005,000	\$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	22	13,167,200	598,509	13,104,000	595,636	1.00	3,616	168.68	168.57	37	35
Overall	22	13,167,200	598,509	13,104,000	595,636	1.00	3,616	168.68	168.57	37	35