

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

22004899



8760 E Fairway Woods Drive
North Charleston SC

List Price	\$499,900	\$459,900	\$690,000
Original List Price	\$510,000	\$459,900	\$690,000
Sold Price	\$480,000	\$475,000	\$680,000
Status	Closed	Closed	Closed
Status Date	05/27/2022	04/01/2022	08/01/2022
Days on Market	70	7	43
Cumulative Days on Market	70	7	43
Bedrooms	4	4	5
Baths - Total	2.5	3.5	4
Apx. SqFt	3,410	2,642	3,821
Lot Size			
Acreage	0.42	1.02	0.73
Year Built	1994	2005	2006
Price	\$480,000	\$475,000	\$680,000

22007892



**4207 Links Court
North Charleston SC**

22010545



**4220 Buck Creek Court
North Charleston SC**

22008137



**8769 Herons Walk
North Charleston SC**

List Price	\$550,000	\$685,000	\$625,000
Original List Price	\$550,000	\$685,000	\$650,000
Sold Price	\$575,000	\$732,000	\$600,000
Status	Closed	Closed	Closed
Status Date	05/17/2022	06/01/2022	06/28/2022
Days on Market	3	5	25
Cumulative Days on Market	3	5	25
Bedrooms	3	5	4
Baths - Total	2.5	3.5	3.5
Apx. SqFt	2,687	3,870	4,867
Lot Size			
Acreage	0.64	0.39	0.46
Year Built	2004	1998	2003
Price	\$575,000	\$732,000	\$600,000

22009889



4133 Club Course Drive
North Charleston SC

22011297



4274 Club Course Drive
North Charleston SC

22013427



4260 Club Course Drive
North Charleston SC

List Price	\$615,000	\$660,000	\$899,000
Original List Price	\$615,000	\$660,000	\$899,000
Sold Price	\$630,000	\$690,000	\$879,000
Status	Closed	Closed	Closed
Status Date	05/31/2022	06/16/2022	07/18/2022
Days on Market	0	0	6
Cumulative Days on Market	0	0	6
Bedrooms	4	4	4
Baths - Total	3.5	4.5	4.5
Apx. SqFt	3,335	3,700	5,141
Lot Size	17,860 sq ft	.5-1	
Acreage	0.5	0.55	0.5
Year Built	1998	2002	1999
Price	\$630,000	\$690,000	\$879,000

22014441



8831 E Fairway Woods Circle
North Charleston SC

22014448



4246 Club Course Drive
North Charleston SC

22014891



4273 Club Course Drive
North Charleston SC

List Price	\$655,000	\$699,900	\$975,000
Original List Price	\$639,000	\$769,000	\$975,000
Sold Price	\$655,000	\$675,000	\$975,000
Status	Closed	Closed	Closed
Status Date	07/16/2022	10/11/2022	08/15/2022
Days on Market	4	74	0
Cumulative Days on Market	4	74	0
Bedrooms	5	5	5
Baths - Total	3	3.5	5.5
Apx. SqFt	3,297	4,346	4,000
Lot Size			
Acreage	0.29	0.39	0.53
Year Built	2019	1999	2019
Price	\$655,000	\$675,000	\$975,000

22015814



8618 Scottish Troon Court
North Charleston SC

22014442



8827 E Fairway Woods Drive
North Charleston SC

22014641



8601 Fox Hollow Road
North Charleston SC

List Price	\$1,100,000	\$690,000	\$425,000
Original List Price	\$1,100,000	\$690,000	\$425,000
Sold Price	\$1,080,000	\$665,000	\$432,000
Status	Closed	Closed	Closed
Status Date	09/02/2022	07/07/2022	07/13/2022
Days on Market	41	6	2
Cumulative Days on Market	41	6	2
Bedrooms	7	4	3
Baths - Total	5.5	3.5	3
Apx. SqFt	6,700	3,800	2,119
Lot Size			
Acreage	0.44	0.28	0.23
Year Built	2007	2004	2001
Price	\$1,080,000	\$665,000	\$432,000

22016098



8638 Arthur Hills Circle
North Charleston SC

22016683



8623 Arthur Hills Circle
North Charleston SC

22017393



8619 Arthur Hills Circle
North Charleston SC

List Price	\$760,000	\$639,000	\$515,000
Original List Price	\$780,000	\$639,000	\$535,000
Sold Price	\$745,000	\$650,000	\$505,000
Status	Closed	Closed	Closed
Status Date	09/09/2022	08/15/2022	10/03/2022
Days on Market	37	2	56
Cumulative Days on Market	37	2	56
Bedrooms	4	5	4
Baths - Total	3.5	3	2.5
Apx. SqFt	4,887	3,212	2,974
Lot Size			
Acreage	0.39	0.34	0.34
Year Built	1999	1994	1994
Price	\$745,000	\$650,000	\$505,000

22018199



8602 Fox Hollow Road
North Charleston SC

22017567



8617 Wild Bird Court
North Charleston SC

22018355



4221 Buck Creek Court
North Charleston SC

List Price	\$499,000	\$695,000	\$727,000
Original List Price	\$499,000	\$719,000	\$727,000
Sold Price	\$495,000	\$675,000	\$715,000
Status	Closed	Closed	Closed
Status Date	08/30/2022	10/25/2022	11/21/2022
Days on Market	0	51	59
Cumulative Days on Market	0	51	59
Bedrooms	4	4	5
Baths - Total	3.5	3.5	4.5
Apx. SqFt	2,797	3,864	3,785
Lot Size	61'x115'x71'x117'		
Acreage	0.18	0.42	0.4
Year Built	1999	1999	2002
Price	\$495,000	\$675,000	\$715,000

22023471



4211 Buck Creek Court
North Charleston SC

22024389



8602 Arthur Hills Circle
North Charleston SC

22025758



4235 Club Course Drive
North Charleston SC

List Price	\$689,900	\$700,000	\$825,000
Original List Price	\$749,900	\$700,000	\$825,000
Sold Price	\$665,000	\$650,000	\$800,000
Status	Closed	Closed	Closed
Status Date	12/07/2022	11/28/2022	12/08/2022
Days on Market	69	29	17
Cumulative Days on Market	69	29	17
Bedrooms	4	4	4
Baths - Total	3.5	3.5	5
Apx. SqFt	3,583	3,366	5,000
Lot Size			
Acreage	0.53	0.69	0.48
Year Built	1999	1996	2006
Price	\$665,000	\$650,000	\$800,000

22027809



4407 Wild Thicket Lane
North Charleston SC

22028623



4244 Club Course Drive
North Charleston SC

List Price	\$500,000	\$535,000	
Original List Price	\$500,000	\$535,000	
Sold Price	\$475,000	\$537,000	
Status	Closed	Closed	
Status Date	11/23/2022	12/14/2022	
Days on Market	3	6	undefined
Cumulative Days on Market	3	6	undefined
Bedrooms	4	5	
Baths - Total	3.5	3.5	
Apx. SqFt	2,447	3,484	
Lot Size	181'x132'x50'x173'		
Acreage	0.31	0.4	
Year Built	2004	2000	
Price	\$475,000	\$537,000	

Price Analysis

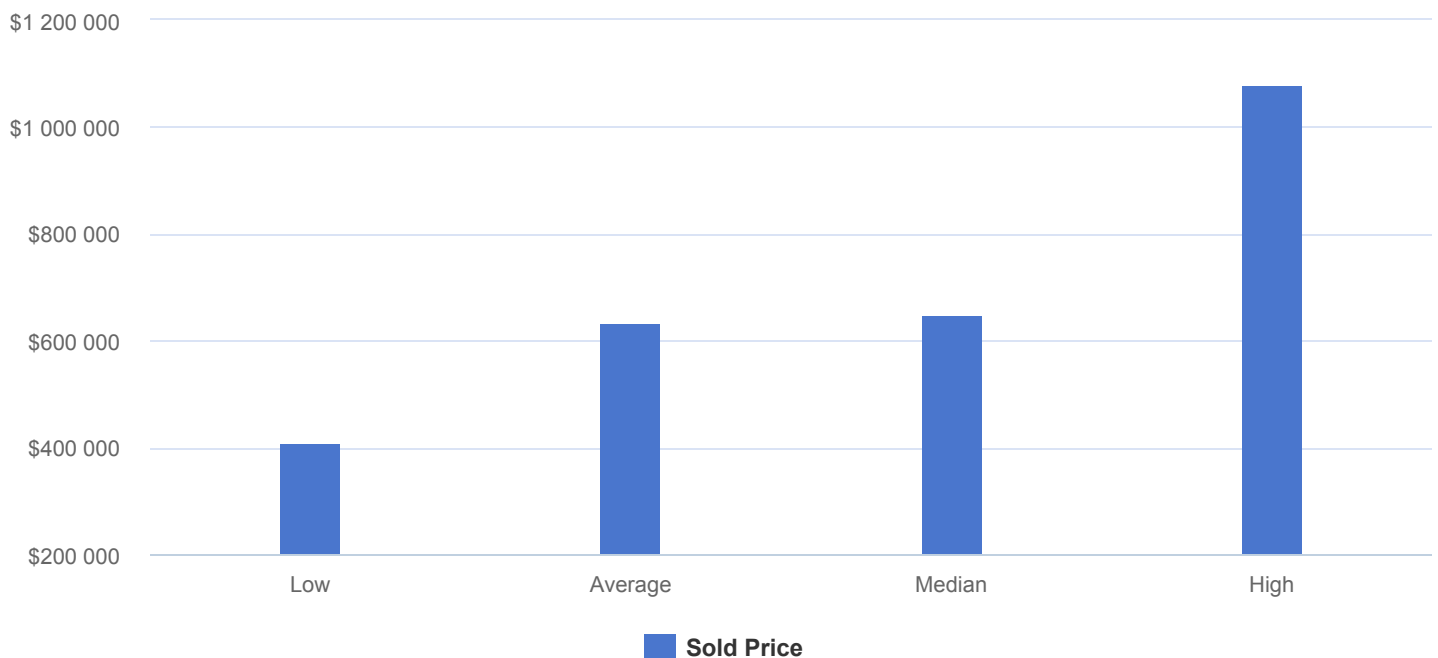
List, Sold and Adjusted Prices

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
21026275	4263 Persimmon Woods Drive, North Charleston SC	\$950,000	142	142	05/16/2022	\$920,000	-	\$920,000
21031920	4304 Club Course Drive, North Charleston SC	\$465,000	4	4	03/02/2022	\$475,000	-	\$475,000
21031986	8712 E Fairway Woods Circle, North Charleston SC	\$600,000	30	30	02/04/2022	\$560,000	-	\$560,000
22011297	4274 Club Course Drive, North Charleston SC	\$660,000	0	0	06/15/2022	\$690,000	-	\$690,000
22008137	8769 Herons Walk, North Charleston SC	\$625,000	25	25	06/24/2022	\$600,000	-	\$600,000
22001673	4237 Wildwood, Charleston SC	\$415,000	2	2	02/11/2022	\$410,000	-	\$410,000
22015814	8618 Scottish Troon Court, North Charleston SC	\$1,100,000	41	41	09/02/2022	\$1,080,000	-	\$1,080,000
22027809	4407 Wild Thicket Lane, North Charleston SC	\$500,000	3	3	11/18/2022	\$475,000	-	\$475,000
22010545	4220 Buck Creek Court, North Charleston SC	\$685,000	5	5	06/01/2022	\$732,000	-	\$732,000
22014641	8601 Fox Hollow Road, North Charleston SC	\$425,000	2	2	07/11/2022	\$432,000	-	\$432,000
22007892	4207 Links Court, North Charleston SC	\$550,000	3	3	05/17/2022	\$575,000	-	\$575,000
22016098	8638 Arthur Hills Circle, North Charleston SC	\$760,000	37	37	09/08/2022	\$745,000	-	\$745,000
22017567	8617 Wild Bird Court, North Charleston SC	\$695,000	51	51	10/25/2022	\$675,000	-	\$675,000
22003926	4601 Club Course Drive Drive, Charleston SC	\$499,900	70	70	05/27/2022	\$480,000	-	\$480,000
22004739	4213 Club Course Drive, North Charleston SC	\$459,900	7	7	03/31/2022	\$475,000	-	\$475,000
22004899	8760 E Fairway Woods Drive, North Charleston SC	\$690,000	43	43	07/28/2022	\$680,000	-	\$680,000
22014891	4273 Club Course Drive, North Charleston SC	\$975,000	0	0	08/15/2022	\$975,000	-	\$975,000
22018199	8602 Fox Hollow Road, North Charleston SC	\$499,000	0	0	08/26/2022	\$495,000	-	\$495,000
21009457	4238 Club Course Drive, North Charleston SC	\$1,050,000	231	231	02/03/2022	\$1,005,000	-	\$1,005,000
22023471	4211 Buck Creek Court, North Charleston SC	\$689,900	69	69	12/06/2022	\$665,000	-	\$665,000
21032754	4205 Buck Creek Court, North Charleston SC	\$525,000	3	1	02/14/2022	\$525,000	-	\$525,000
22018355	4221 Buck Creek Court, North Charleston SC	\$727,000	59	59	11/18/2022	\$715,000	-	\$715,000
21030716	8610 W Fairway Woods Drive, North Charleston SC	\$725,000	38	38	02/07/2022	\$700,000	-	\$700,000
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
22014441	8831 E Fairway Woods Circle, North Charleston SC	\$655,000	4	4	07/15/2022	\$655,000	-	\$655,000
22014448	4246 Club Course Drive, North Charleston SC	\$699,900	74	74	10/11/2022	\$675,000	-	\$675,000
22016683	8623 Arthur Hills Circle, North Charleston SC	\$639,000	2	2	08/15/2022	\$650,000	-	\$650,000
22017393	8619 Arthur Hills Circle, North Charleston SC	\$515,000	56	56	10/03/2022	\$505,000	-	\$505,000
22025758	4235 Club Course Drive, North Charleston SC	\$825,000	17	17	12/08/2022	\$800,000	-	\$800,000
22001603	4212 Meadowbrook Court, North Charleston SC	\$525,000	3	2	03/07/2022	\$525,000	-	\$525,000
22014442	8827 E Fairway Woods Drive, North Charleston SC	\$690,000	6	6	07/06/2022	\$665,000	-	\$665,000
22009889	4133 Club Course Drive, North Charleston SC	\$615,000	0	0	05/31/2022	\$630,000	-	\$630,000
22028623	4244 Club Course Drive, North Charleston SC	\$535,000	6	6	12/14/2022	\$537,000	-	\$537,000
22024389	8602 Arthur Hills Circle, North Charleston SC	\$700,000	29	29	11/28/2022	\$650,000	-	\$650,000
22013427	4260 Club Course Drive, North Charleston SC	\$899,000	6	6	07/15/2022	\$879,000	-	\$879,000
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
21023662	4207 Sweet Gum Crossing, North Charleston SC	\$739,600	99	99	01/07/2022	\$715,000	-	\$715,000
21029865	4252 Persimmon Woods Drive, North Charleston SC	\$628,000	57	56	02/24/2022	\$610,000	-	\$610,000
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	\$635,537	\$635,537
Median	\$650,000	\$650,000
High	\$1,080,000	\$1,080,000

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	41	26,386,000	643,561	26,057,000	635,537	0.99	3,712	176.04	174.33	32	31
Overall	41	26,386,000	643,561	26,057,000	635,537	0.99	3,712	176.04	174.33	32	31