

# Comparable Properties

22015210



8612 Timbermarsh Lane  
North Charleston SC

22023393



4245 Club Course Drive  
North Charleston SC

22025163



4184 Club Course Drive  
North Charleston SC

List Price	\$615,000	\$720,000	\$759,000
Original List Price	\$695,000	\$792,500	\$779,000
Sold Price	\$613,700	\$720,000	\$710,000
Status	Closed	Closed	Closed
Status Date	02/15/2023	03/03/2023	02/26/2023
Days on Market	190	136	126
Cumulative Days on Market	189	136	125
Bedrooms	5	4	4
Baths - Total	3.5	5	3.5
Primary Structure Apx SqFt	3,187	3,948	3,582
Lot Size	22,216		0.48
Acreage	0.51	0.58	0.48
Year Built	2004	2003	2004
<b>Price</b>	<b>\$613,700</b>	<b>\$720,000</b>	<b>\$710,000</b>

22025760



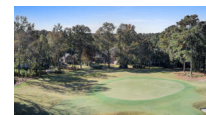
8895 E Fairway Woods Circle  
North Charleston SC

22026002



8623 Woodland Walk  
North Charleston SC

22027365



8795 E Fairway Woods Circle  
North Charleston SC

List Price	\$512,000	\$525,000	\$605,000
Original List Price	\$512,000	\$544,900	\$635,000
Sold Price	\$495,000	\$508,500	\$605,000
Status	Closed	Closed	Closed
Status Date	01/19/2023	03/30/2023	05/03/2023
Days on Market	41	137	98
Cumulative Days on Market	41	137	98
Bedrooms	4	4	4
Baths - Total	3	3	3.5
Primary Structure Apx SqFt	2,500	2,706	3,218
Lot Size			
Acreage	0.42	0.17	0.39
Year Built	2004	2017	2003
<b>Price</b>	<b>\$495,000</b>	<b>\$508,500</b>	<b>\$605,000</b>

22026496



8621 Woodland Walk  
North Charleston SC

22028492



8666 W Fairway Woods Drive  
North Charleston SC

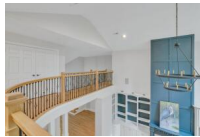
22030238



4285 Club Course Drive  
North Charleston SC

List Price	\$532,500	\$725,000	\$699,000
Original List Price	\$540,000	\$725,000	\$699,000
Sold Price	\$520,000	\$725,000	\$675,000
Status	Closed	Closed	Closed
Status Date	05/09/2023	03/29/2023	04/10/2023
Days on Market	127	47	26
Cumulative Days on Market	127	47	175
Bedrooms	4	6	4
Baths - Total	3.5	4.5	3.5
Primary Structure Apx SqFt	3,015	4,667	3,825
Lot Size			
Acreage	0.16	0.42	0.53
Year Built	2006	1995	1996
<b>Price</b>	<b>\$520,000</b>	<b>\$725,000</b>	<b>\$675,000</b>

22030318



8769 Herons Walk  
North Charleston SC

23000927



8627 W Fairway Woods Dr  
North Charleston SC

23001757



8673 Arthur Hills Circle  
North Charleston SC

List Price	\$735,000	\$425,000	\$715,000
Original List Price	\$725,000	\$489,900	\$715,000
Sold Price	\$735,000	\$435,000	\$715,000
Status	Closed	Closed	Closed
Status Date	02/13/2023	03/21/2023	03/01/2023
Days on Market	4	37	4
Cumulative Days on Market	4	37	4
Bedrooms	4	4	6
Baths - Total	3.5	2.5	4
Primary Structure Apx SqFt	4,867	2,889	3,954
Lot Size		90x175x110x193	
Acreage	0.46	0.42	0.42
Year Built	2003	1995	2004
<b>Price</b>	<b>\$735,000</b>	<b>\$435,000</b>	<b>\$715,000</b>

23002674



4204 Persimmon Woods Drive  
North Charleston SC

23002606



8843 E Fairway Woods Drive  
North Charleston SC

23005970



4131 Club Course Drive  
North Charleston SC

List Price	\$785,000	\$650,000	\$799,000
Original List Price	\$785,000	\$650,000	\$974,900
Sold Price	\$800,000	\$650,000	\$750,000
Status	Closed	Closed	Closed
Status Date	04/14/2023	03/27/2023	08/02/2023
Days on Market	4	12	104
Cumulative Days on Market	4	186	104
Bedrooms	5	4	6
Baths - Total	5	4	4.5
Primary Structure Apx SqFt	4,795	3,494	3,921
Lot Size	0.51 Acre		100 x 185 x 100 x 184
Acreage	0.51	0.29	0.42
Year Built	1999	2004	1998
<b>Price</b>	<b>\$800,000</b>	<b>\$650,000</b>	<b>\$750,000</b>

23008152



4216 Wildwood Landing  
Charleston SC

23008404



4201 Sawgrass Drive  
North Charleston SC

23008250



4287 Persimmon Woods Drive  
North Charleston SC

List Price	\$560,000	\$730,000	\$575,000
Original List Price	\$560,000	\$730,000	\$575,000
Sold Price	\$560,000	\$745,000	\$575,000
Status	Closed	Closed	Closed
Status Date	05/30/2023	05/26/2023	06/15/2023
Days on Market	3	0	5
Cumulative Days on Market	3	0	4
Bedrooms	5	4	4
Baths - Total	3	3.5	2.5
Primary Structure Apx SqFt	2,661	3,624	3,217
Lot Size		.56	
Acreage	0.32	0.56	0.54
Year Built	1998	2000	1998
<b>Price</b>	<b>\$560,000</b>	<b>\$745,000</b>	<b>\$575,000</b>

23007448



4308 Persimmon Woods Drive  
North Charleston SC

23008984



8607 Arthur Hills Circle  
Charleston SC

23009201



8847 E Fairway Woods Dr  
North Charleston SC

List Price	\$715,000	\$560,000	\$620,000
Original List Price	\$699,900	\$560,000	\$620,000
Sold Price	\$700,000	\$515,000	\$620,000
Status	Closed	Closed	Closed
Status Date	07/27/2023	04/24/2023	05/23/2023
Days on Market	59		4
Cumulative Days on Market	59		4
Bedrooms	4	4	5
Baths - Total	3.5	2.5	3
Primary Structure Apx SqFt	3,889	2,783	3,134
Lot Size			90x140x90x137
Acreage	0.33	0.36	0.28
Year Built	2004	1993	2003
<b>Price</b>	<b>\$700,000</b>	<b>\$515,000</b>	<b>\$620,000</b>

23010012



8608 Wild Bird Court  
North Charleston SC

23009865



8709 Herons Walk  
North Charleston SC

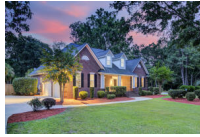
23010066



4146 Club Course Drive  
Charleston SC

List Price	\$755,000	\$600,000	\$770,000
Original List Price	\$755,000	\$600,000	\$770,000
Sold Price	\$740,000	\$600,000	\$770,000
Status	Closed	Closed	Closed
Status Date	07/28/2023	07/01/2023	05/05/2023
Days on Market	21	7	
Cumulative Days on Market	21	7	
Bedrooms	5	5	4
Baths - Total	3.5	3	3.5
Primary Structure Apx SqFt	3,602	2,779	4,500
Lot Size	144 x 125		
Acreage	0.41	0.36	0.45
Year Built	1994	2004	1998
<b>Price</b>	<b>\$740,000</b>	<b>\$600,000</b>	<b>\$770,000</b>

23010116



4200 Wildwood Lndg  
Charleston SC

23010506



8605 Woodland Walk  
North Charleston SC

23011052



4272 Persimmon Woods Drive  
North Charleston SC

List Price	\$699,000	\$505,000	\$690,000
Original List Price	\$699,000	\$505,000	\$710,000
Sold Price	\$680,000	\$495,000	\$675,000
Status	Closed	Closed	Closed
Status Date	06/18/2023	07/18/2023	08/04/2023
Days on Market	9	41	48
Cumulative Days on Market	9	41	48
Bedrooms	5	4	5
Baths - Total	3.5	2.5	4.5
Primary Structure Apx SqFt	3,338	2,494	3,850
Lot Size		7841	
Acreage	0.44	0.18	0.39
Year Built	1997	2003	1998
<b>Price</b>	<b>\$680,000</b>	<b>\$495,000</b>	<b>\$675,000</b>

23011788



8811 E Fairway Woods Drive  
North Charleston SC

23012723



4205 Persimmon Woods Drive  
North Charleston SC

23013543



4218 Club Course Drive  
North Charleston SC

List Price	\$590,000	\$600,000	\$549,000
Original List Price	\$582,500	\$600,000	\$595,000
Sold Price	\$582,500	\$595,000	\$555,000
Status	Closed	Closed	Closed
Status Date	07/06/2023	08/03/2023	09/29/2023
Days on Market	6	9	77
Cumulative Days on Market	6	9	77
Bedrooms	4	5	4
Baths - Total	3.5	3	3
Primary Structure Apx SqFt	2,715	3,042	2,542
Lot Size		.49	
Acreage	0.29	0.44	0.45
Year Built	2005	2005	2004
<b>Price</b>	<b>\$582,500</b>	<b>\$595,000</b>	<b>\$555,000</b>

23013669



4209 Sawgrass Drive  
North Charleston SC

23014812



4136 Club Course Drive  
North Charleston SC

23015307



4268 Persimmon Woods Drive  
Charleston SC

List Price	\$769,000	\$709,900	\$678,000
Original List Price	\$769,000	\$769,900	\$678,000
Sold Price	\$769,000	\$690,000	\$678,000
Status	Closed	Closed	Closed
Status Date	07/20/2023	12/20/2023	08/04/2023
Days on Market	2	117	3
Cumulative Days on Market	2	117	2
Bedrooms	5	5	4
Baths - Total	4	3.5	3.5
Primary Structure Apx SqFt	3,646	4,150	3,364
Lot Size		.5	
Acreage	0.38	0.5	0.43
Year Built	1999	1999	1997
<b>Price</b>	<b>\$769,000</b>	<b>\$690,000</b>	<b>\$678,000</b>

23017099



8631 Arthur Hills Circle  
North Charleston SC

23018769



8756 Herons Walk  
North Charleston SC

23017672



8733 E Fairway Woods Drive  
North Charleston SC

List Price	\$544,900	\$602,000	\$600,000
Original List Price	\$544,900	\$602,000	\$600,000
Sold Price	\$537,500	\$575,000	\$600,000
Status	Closed	Closed	Closed
Status Date	10/16/2023	10/11/2023	09/15/2023
Days on Market	24	13	2
Cumulative Days on Market	24	13	2
Bedrooms	4	4	4
Baths - Total	3.5	2.5	3
Primary Structure Apx SqFt	2,720	2,639	2,966
Lot Size		.34	
Acreage	0.31	0.34	0.37
Year Built	1993	2004	1999
<b>Price</b>	<b>\$537,500</b>	<b>\$575,000</b>	<b>\$600,000</b>

23017318



4211 Buck Creek Court  
Charleston SC

23017682



4205 Wildwood Landing  
North Charleston SC

23018838



8645 Woodland Walk  
North Charleston SC

List Price	\$689,000	\$500,000	\$545,000
Original List Price	\$689,000	\$500,000	\$535,000
Sold Price	\$689,000	\$500,000	\$528,000
Status	Closed	Closed	Closed
Status Date	07/31/2023	09/15/2023	11/30/2023
Days on Market		0	14
Cumulative Days on Market		0	13
Bedrooms	4	4	4
Baths - Total	3.5	2	3.5
Primary Structure Apx SqFt	3,583	2,394	2,705
Lot Size	0.53		
Acreage	0.53	0.33	0.26
Year Built	1999	1998	1998
<b>Price</b>	<b>\$689,000</b>	<b>\$500,000</b>	<b>\$528,000</b>

23022188



4200 Buck Creek Court  
North Charleston SC

23024056



4283 Persimmon Woods Drive  
North Charleston SC

23025201



8867 E Fairway Woods Cir  
North Charleston SC

List Price	\$595,000	\$609,000	\$595,000
Original List Price	\$595,000	\$615,000	\$595,000
Sold Price	\$601,000	\$590,000	\$595,000
Status	Closed	Closed	Closed
Status Date	11/17/2023	12/11/2023	12/13/2023
Days on Market	4	26	9
Cumulative Days on Market	4	26	9
Bedrooms	3	4	4
Baths - Total	3	3.5	3
Primary Structure Apx SqFt	2,832	3,177	2,780
Lot Size			86x150x85x162
Acreage	0.57	0.39	0.3
Year Built	1996	1998	2006
<b>Price</b>	<b>\$601,000</b>	<b>\$590,000</b>	<b>\$595,000</b>

23025969

23026449



**8644 Scottish Troon Court  
North Charleston SC**

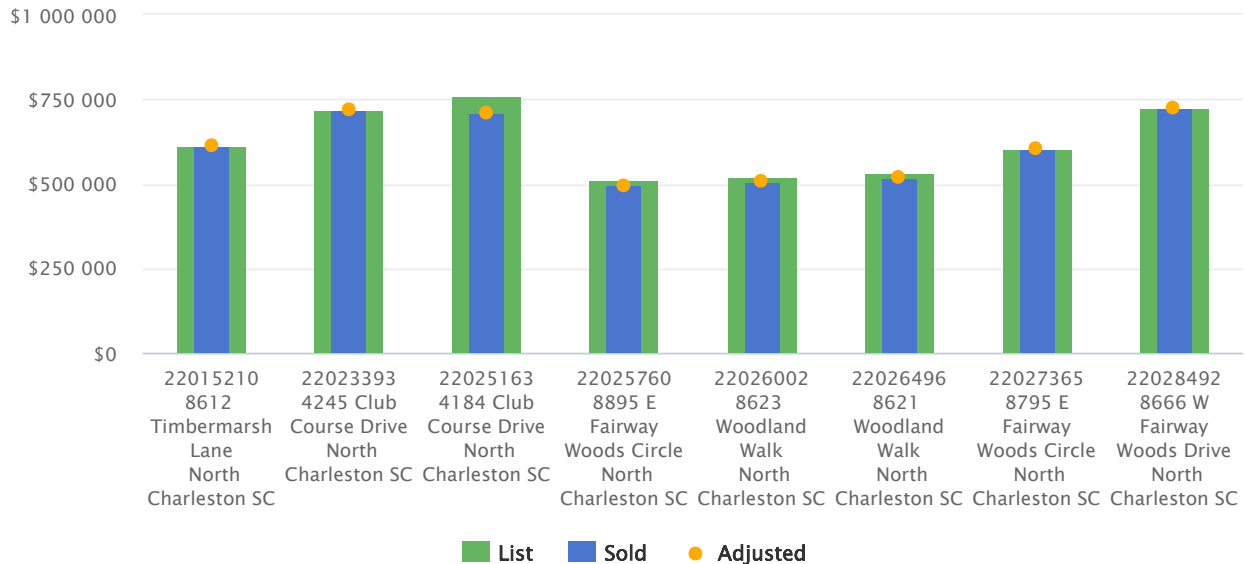
**8618 Woodland Walk  
North Charleston SC**

List Price	\$1,470,000	\$460,000
Original List Price	\$1,470,000	\$460,000
Sold Price	\$1,330,000	\$460,000
Status	Closed	Closed
Status Date	12/28/2023	11/21/2023
Days on Market	16	
Cumulative Days on Market	16	
Bedrooms	5	4
Baths - Total	4.5	2
Primary Structure Apx SqFt	5,693	2,291
Lot Size	.70	
Acreage	0.7	0.22
Year Built	2016	2003
<b>Price</b>	<b>\$1,330,000</b>	<b>\$460,000</b>

CMA Prepared by Melanie DeHaven

## 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
22015210	8612 Timbermarsh Lane, North Charleston SC	\$615,000	190	189	02/15/2023	\$613,700	-	\$613,700
22023393	4245 Club Course Drive, North Charleston SC	\$720,000	136	136	03/03/2023	\$720,000	-	\$720,000
22025163	4184 Club Course Drive, North Charleston SC	\$759,000	126	125	02/24/2023	\$710,000	-	\$710,000
22025760	8895 E Fairway Woods Circle, North Charleston SC	\$512,000	41	41	01/19/2023	\$495,000	-	\$495,000
22026002	8623 Woodland Walk, North Charleston SC	\$525,000	137	137	03/30/2023	\$508,500	-	\$508,500
22026496	8621 Woodland Walk, North Charleston SC	\$532,500	127	127	05/09/2023	\$520,000	-	\$520,000
22027365	8795 E Fairway Woods Circle, North Charleston SC	\$605,000	98	98	05/01/2023	\$605,000	-	\$605,000
22028492	8666 W Fairway Woods Drive, North Charleston SC	\$725,000	47	47	03/28/2023	\$725,000	-	\$725,000
22030238	4285 Club Course Drive, North Charleston SC	\$699,000	26	175	04/10/2023	\$675,000	-	\$675,000
22030318	8769 Herons Walk, North Charleston SC	\$735,000	4	4	02/13/2023	\$735,000	-	\$735,000
23000927	8627 W Fairway Woods Dr, North Charleston SC	\$425,000	37	37	03/20/2023	\$435,000	-	\$435,000
23001757	8673 Arthur Hills Circle, North Charleston SC	\$715,000	4	4	02/27/2023	\$715,000	-	\$715,000
23002606	8843 E Fairway Woods Drive, North Charleston SC	\$650,000	12	186	03/24/2023	\$650,000	-	\$650,000
23002674	4204 Persimmon Woods Drive, North Charleston SC	\$785,000	4	4	04/14/2023	\$800,000	-	\$800,000

MLS #	Address	List Price	DOM	CDOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
23005970	4131 Club Course Drive, North Charleston SC	\$799,000	104	104	08/01/2023	\$750,000	-	\$750,000
23007448	4308 Persimmon Woods Drive, North Charleston SC	\$715,000	59	59	07/27/2023	\$700,000	-	\$700,000
23008152	4216 Wildwood Landing, Charleston SC	\$560,000	3	3	05/30/2023	\$560,000	-	\$560,000
23008250	4287 Persimmon Woods Drive, North Charleston SC	\$575,000	5	4	06/15/2023	\$575,000	-	\$575,000
23008404	4201 Sawgrass Drive, North Charleston SC	\$730,000	0	0	05/25/2023	\$745,000	-	\$745,000
23008984	8607 Arthur Hills Circle, Charleston SC	\$560,000			04/06/2023	\$515,000	-	\$515,000
23009201	8847 E Fairway Woods Dr, North Charleston SC	\$620,000	4	4	05/22/2023	\$620,000	-	\$620,000
23009865	8709 Herons Walk, North Charleston SC	\$600,000	7	7	06/30/2023	\$600,000	-	\$600,000
23010012	8608 Wild Bird Court, North Charleston SC	\$755,000	21	21	07/27/2023	\$740,000	-	\$740,000
23010066	4146 Club Course Drive, Charleston SC	\$770,000			05/05/2023	\$770,000	-	\$770,000
23010116	4200 Wildwood Lndg, Charleston SC	\$699,000	9	9	06/15/2023	\$680,000	-	\$680,000
23010506	8605 Woodland Walk, North Charleston SC	\$505,000	41	41	07/18/2023	\$495,000	-	\$495,000
23011052	4272 Persimmon Woods Drive, North Charleston SC	\$690,000	48	48	08/04/2023	\$675,000	-	\$675,000
23011788	8811 E Fairway Woods Drive, North Charleston SC	\$590,000	6	6	07/05/2023	\$582,500	-	\$582,500
23012723	4205 Persimmon Woods Drive, North Charleston SC	\$600,000	9	9	08/03/2023	\$595,000	-	\$595,000
23013543	4218 Club Course Drive, North Charleston SC	\$549,000	77	77	09/29/2023	\$555,000	-	\$555,000

MLS #	Address	List Price	DOM	CDOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
23013669	4209 Sawgrass Drive, North Charleston SC	\$769,000	2	2	07/20/2023	\$769,000	-	\$769,000
23014812	4136 Club Course Drive, North Charleston SC	\$709,900	117	117	12/20/2023	\$690,000	-	\$690,000
23015307	4268 Persimmon Woods Drive, Charleston SC	\$678,000	3	2	08/04/2023	\$678,000	-	\$678,000
23017099	8631 Arthur Hills Circle, North Charleston SC	\$544,900	24	24	10/16/2023	\$537,500	-	\$537,500
23017318	4211 Buck Creek Court, Charleston SC	\$689,000			07/28/2023	\$689,000	-	\$689,000
23017672	8733 E Fairway Woods Drive, North Charleston SC	\$600,000	2	2	09/15/2023	\$600,000	-	\$600,000
23017682	4205 Wildwood Landing, North Charleston SC	\$500,000	0	0	09/15/2023	\$500,000	-	\$500,000
23018769	8756 Herons Walk, North Charleston SC	\$602,000	13	13	10/10/2023	\$575,000	-	\$575,000
23018838	8645 Woodland Walk, North Charleston SC	\$545,000	14	13	11/30/2023	\$528,000	-	\$528,000
23022188	4200 Buck Creek Court, North Charleston SC	\$595,000	4	4	11/17/2023	\$601,000	-	\$601,000
23024056	4283 Persimmon Woods Drive, North Charleston SC	\$609,000	26	26	12/11/2023	\$590,000	-	\$590,000
23025201	8867 E Fairway Woods Cir, North Charleston SC	\$595,000	9	9	12/11/2023	\$595,000	-	\$595,000
23025969	8644 Scottish Troon Court, North Charleston SC	\$1,470,000	16	16	12/28/2023	\$1,330,000	-	\$1,330,000
23026449	8618 Woodland Walk, North Charleston SC	\$460,000			11/21/2023	\$460,000	-	\$460,000

## Low, Average, Median, and High Comparisons

	Closed	Overall
Low	\$435,000	\$435,000
Average	\$641,073	\$641,073
Median	\$609,350	\$609,350
High	\$1,330,000	\$1,330,000

## Overall Market Analysis (Unadjusted)

Status	#	Avg. List		Avg. Sold		Avg. Sale/List Price	Avg. Primary Structure Apx SqFt	Avg. List \$/Primary		Avg. Sold \$/Primary		Avg. DOM	Avg. CDOM
		List Vol.	Price	Sold Vol.	Price			Structure Apx SqFt	Structure Apx SqFt				
Closed	44	28,686,300	651,961	28,207,200	641,073	0.99	3,356	195.56	192.57	37	44		
Overall	44	28,686,300	651,961	28,207,200	641,073	0.99	3,356	195.56	192.57	37	44		