

Comparable Properties

25029824



8623 Mcchune Court
North Charleston SC

26003310



4403 Wild Thicket Lane
North Charleston SC

26003718



4221 Wildwood Landing
North Charleston SC

List Price	\$796,500	\$550,000	\$650,000
Original List Price	\$796,500	\$575,000	\$650,000
Sold Price			
Status	Active	Active	Active
Status Date	11/06/2025	02/05/2026	02/09/2026
Days on Market	134	43	39
Cumulative Days on Market	134	43	39
Bedrooms	5	4	3
Baths - Total	3.5	2.5	2.5
Primary Structure Apx SqFt	3,842	2,486	2,698
Lot Size	.53 acre		
Acreage	0.53	0.36	0.53
Year Built	2006	1999	2000
Price	\$796,500	\$550,000	\$650,000

26005029



**4283 Persimmon Woods Drive
North Charleston SC**

26005540



**8618 Woodland Walk
North Charleston SC**

26006727



**8773 Herons Walk
North Charleston SC**

List Price	\$695,000	\$474,777	\$769,000
Original List Price	\$695,000	\$474,777	\$769,000
Sold Price			
Status	Active	Active	Active
Status Date	02/28/2026	02/27/2026	03/11/2026
Days on Market	20	21	9
Cumulative Days on Market	20	21	9
Bedrooms	4	4	5
Baths - Total	3.5	2	2.5
Primary Structure Apx SqFt	3,177	2,291	3,129
Lot Size			
Acreage	0.39	0.22	0.39
Year Built	1998	2003	2005
Price	\$695,000	\$474,777	\$769,000

26007067



**4201 Meadowbrook Court
North Charleston SC**

26006910



**4216 Wildwood Landing
North Charleston SC**

26007677



**4285 Club Course Drive
North Charleston SC**

List Price	\$740,000	\$710,000	\$850,000
Original List Price	\$740,000	\$710,000	\$850,000
Sold Price			
Status	Active	Active	Active
Status Date	03/13/2026	03/12/2026	03/19/2026
Days on Market	7	8	1
Cumulative Days on Market	110	8	1
Bedrooms	5	5	5
Baths - Total	3.5	3	3.5
Primary Structure Apx SqFt	4,249	2,661	3,825
Lot Size			
Acreage	0.44	0.32	0.53
Year Built	1998	1998	1996
Price	\$740,000	\$710,000	\$850,000

25007033



**4202 Links Court
North Charleston SC**

25026160



**4234 Club Course Drive
North Charleston SC**

25032405



**4275 Persimmon Woods Drive
North Charleston SC**

List Price	\$2,495,000	\$895,500	\$715,000
Original List Price	\$3,200,000	\$1,030,000	\$715,000
Sold Price	\$2,150,000	\$850,000	\$695,000
Status	Closed	Closed	Closed
Status Date	03/03/2026	02/27/2026	02/02/2026
Days on Market	267	119	17
Cumulative Days on Market	267	119	17
Bedrooms	5	5	4
Baths - Total	6.5	4.5	3
Primary Structure Apx SqFt	11,763	4,300	3,250
Lot Size			
Acreage	1.04	0.51	0.37
Year Built	2008	2020	1998
Price	\$2,150,000	\$850,000	\$695,000

25032751



**8645 Arthur Hills Circle
North Charleston SC**

26000006



**4431 Wild Thicket Lane
North Charleston SC**

26002085



**8600 Timbermarsh Lane
North Charleston SC**

List Price	\$550,000	\$650,000	\$769,000
Original List Price	\$550,000	\$650,000	\$769,000
Sold Price	\$500,000	\$635,000	\$769,000
Status	Closed	Closed	Closed
Status Date	03/02/2026	03/06/2026	03/14/2026
Days on Market	30	25	4
Cumulative Days on Market	30	25	4
Bedrooms	4	4	4
Baths - Total	2.5	3.5	2.5
Primary Structure Apx SqFt	2,577	2,730	3,488
Lot Size			
Acreage	0.59	0.85	0.49
Year Built	1995	2003	1994
Price	\$500,000	\$635,000	\$769,000

26002694



**8704 E Fairway Woods Circle
North Charleston SC**

25031065



**8927 E Fairway Woods Circle
North Charleston SC**

26001843



**4428 Wild Thicket Lane
North Charleston SC**

List Price	\$725,000	\$1,175,000	\$659,000
Original List Price	\$725,000	\$1,200,000	\$659,000
Sold Price	\$725,000		
Status	Closed	Active Contingent	Active Contingent
Status Date	03/10/2026	02/22/2026	02/15/2026
Days on Market	12	93	25
Cumulative Days on Market	109	93	25
Bedrooms	4	5	5
Baths - Total	3.5	5.5	4
Primary Structure Apx SqFt	3,538	4,237	3,062
Lot Size			
Acreage	0.48	0.31	0.33
Year Built	1999	2019	2004
Price	\$725,000	\$1,175,000	\$659,000

Price Analysis



Low, Average, Median, and High Sold Prices



Summary of Closed Listings

MLS #	Address	List Price	DOM	CDOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
25007033	4202 Links Court, North Charleston SC	\$2,495,000	267	267	03/02/2026	\$2,150,000	-	\$2,150,000
25026160	4234 Club Course Drive, North Charleston SC	\$895,500	119	119	02/26/2026	\$850,000	-	\$850,000
25032405	4275 Persimmon Woods Drive, North Charleston SC	\$715,000	17	17	01/30/2026	\$695,000	-	\$695,000
25032751	8645 Arthur Hills Circle, North Charleston SC	\$550,000	30	30	03/02/2026	\$500,000	-	\$500,000
26000006	4431 Wild Thicket Lane, North Charleston SC	\$650,000	25	25	03/06/2026	\$635,000	-	\$635,000
26002085	8600 Timbermarsh Lane, North Charleston SC	\$769,000	4	4	03/13/2026	\$769,000	-	\$769,000
26002694	8704 E Fairway Woods Circle, North Charleston SC	\$725,000	12	109	03/10/2026	\$725,000	-	\$725,000

Summary of Active Contingent Listings

MLS #	Address	Orig. List Price	DOM	CDOM	List Price	Total Adjustments	Adjusted Price
25031065	8927 E Fairway Woods Circle, North Charleston SC	\$1,200,000	93	93	\$1,175,000	-	\$1,175,000
26001843	4428 Wild Thicket Lane, North Charleston SC	\$659,000	25	25	\$659,000	-	\$659,000

Summary of Active Listings

MLS #	Address	Orig. List Price	DOM	CDOM	List Price	Total Adjustments	Adjusted Price
25029824	8623 Mcchune Court, North Charleston SC	\$796,500	134	134	\$796,500	-	\$796,500
26003310	4403 Wild Thicket Lane, North Charleston SC	\$575,000	43	43	\$550,000	-	\$550,000
26003718	4221 Wildwood Landing, North Charleston SC	\$650,000	39	39	\$650,000	-	\$650,000
26005029	4283 Persimmon Woods Drive, North Charleston SC	\$695,000	20	20	\$695,000	-	\$695,000
26005540	8618 Woodland Walk, North Charleston SC	\$474,777	21	21	\$474,777	-	\$474,777
26006727	8773 Herons Walk, North Charleston SC	\$769,000	9	9	\$769,000	-	\$769,000
26007067	4201 Meadowbrook Court, North Charleston SC	\$740,000	7	110	\$740,000	-	\$740,000
26006910	4216 Wildwood Landing, North Charleston SC	\$710,000	8	8	\$710,000	-	\$710,000
26007677	4285 Club Course Drive, North Charleston SC	\$850,000	1	1	\$850,000	-	\$850,000

Low, Average, Median, and High Comparisons

	Closed	Active Contingent	Active	Overall
Low	\$500,000	\$659,000	\$474,777	\$474,777
Average	\$903,429	\$917,000	\$692,809	\$799,626

	Closed	Active Contingent	Active	Overall
Median	\$725,000	\$917,000	\$710,000	\$717,500
High	\$2,150,000	\$1,175,000	\$850,000	\$2,150,000

Overall Market Analysis (Unadjusted)

Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Avg. Sale/List Price	Avg. Primary Structure Apx SqFt	Avg. List \$/Primary Structure Apx SqFt	Avg. Sold \$/Primary Structure Apx SqFt	Avg. DOM	Avg. CDOM
Closed	7	6,799,500	971,357	6,324,000	903,429	0.95	4,521	216.75	206.62	68	82
Active Contingent	2	1,834,000	917,000	0	0	0.00	3,650	246.27	0.00	59	59
Active	9	6,235,277	692,809	0	0	0.00	3,151	222.71	0.00	31	43
Overall	18	14,868,777	826,043	6,324,000	903,429	0.95	3,739	223.01	206.62	49	60