

Comparable Properties

24019144



4279 Persimmon Woods Drive
North Charleston SC

24025355



8867 E Fairway Woods Circle
North Charleston SC

24027127



4203 Links Court
North Charleston SC

List Price	\$769,000	\$617,777	\$675,000
Original List Price	\$769,000	\$629,777	\$675,000
Sold Price	\$769,000	\$617,777	\$675,000
Status	Closed	Closed	Closed
Status Date	01/31/2025	01/31/2025	03/18/2025
Days on Market	56	36	2
Cumulative Days on Market	56	80	0
Bedrooms	4	4	4
Baths - Total	3.5	3	2.5
Primary Structure Apx SqFt	3,820	2,780	3,074
Lot Size			
Acreage	0.39	0.3	0.35
Year Built	2003	2005	2005
Price	\$769,000	\$617,777	\$675,000

24027155



**4294 Club Course Drive
North Charleston SC**

24028830



**4131 Club Course Drive
North Charleston SC**

25001358



**4263 Persimmon Woods Dr
North Charleston SC**

List Price	\$535,000	\$849,995	\$1,350,000
Original List Price	\$550,000	\$849,995	\$1,350,000
Sold Price	\$525,000	\$850,000	\$1,325,000
Status	Closed	Closed	Closed
Status Date	04/21/2025	01/14/2025	03/01/2025
Days on Market	148	12	4
Cumulative Days on Market	147	12	4
Bedrooms	4	6	5
Baths - Total	3	4.5	5.5
Primary Structure Apx SqFt	2,481	3,921	6,417
Lot Size			141x111x144x120
Acreage	0.47	0.42	0.4
Year Built	1996	1998	2007
Price	\$525,000	\$850,000	\$1,325,000

25002083



**4245 Club Course Drive
North Charleston SC**

25002603



**8736 Herons Walk
North Charleston SC**

25003081



**8709 Herons Walk
North Charleston SC**

List Price	\$875,000	\$625,000	\$650,000
Original List Price	\$875,000	\$625,000	\$650,000
Sold Price	\$875,000	\$620,000	\$640,000
Status	Closed	Closed	Closed
Status Date	04/09/2025	03/27/2025	03/14/2025
Days on Market	43	5	1
Cumulative Days on Market	40	5	1
Bedrooms	5	4	5
Baths - Total	5	3	3
Primary Structure Apx SqFt	3,838	2,653	2,862
Lot Size			17,424
Acreage	0.58	0.3	0.4
Year Built	2003	2004	2004
Price	\$875,000	\$620,000	\$640,000

25003262



**8623 Woodland Walk
North Charleston SC**

25004889



**4140 Club Course Drive
North Charleston SC**

25005122



**8614 Arthur Hills Circle
North Charleston SC**

List Price	\$550,000	\$1,200,000	\$679,000
Original List Price	\$550,000	\$1,250,000	\$679,000
Sold Price	\$550,000	\$1,100,000	\$679,500
Status	Closed	Closed	Closed
Status Date	04/14/2025	05/06/2025	04/11/2025
Days on Market	27	13	2
Cumulative Days on Market	27	13	2
Bedrooms	4	5	4
Baths - Total	3	4.5	3.5
Primary Structure Apx SqFt	2,679	5,194	3,235
Lot Size	.17	.72	
Acreage	0.17	0.72	0.36
Year Built	2017	1999	1992
Price	\$550,000	\$1,100,000	\$679,500

25006150



**8757 E Fairway Woods Circle
North Charleston SC**

25006439



**8608 Wild Bird Court
North Charleston SC**

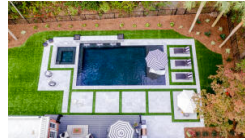
25008273



**8638 Scottish Troon Court
North Charleston SC**

List Price	\$699,000	\$788,900	\$1,700,000
Original List Price	\$699,000	\$788,900	\$1,875,000
Sold Price	\$680,000	\$775,000	\$1,685,000
Status	Closed	Closed	Closed
Status Date	04/30/2025	04/28/2025	08/05/2025
Days on Market	15	17	87
Cumulative Days on Market	15	127	87
Bedrooms	4	5	5
Baths - Total	3.5	3.5	5.5
Primary Structure Apx SqFt	3,103	3,602	5,579
Lot Size			
Acreage	0.33	0.41	0.5
Year Built	1999	1994	2024
Price	\$680,000	\$775,000	\$1,685,000

25006574



**4312 Club Course Drive
North Charleston SC**

25006747



**4162 Club Course Drive
North Charleston SC**

25007380



**4218 Club Course Drive
North Charleston SC**

List Price	\$850,000	\$989,999	\$619,000
Original List Price	\$850,000	\$989,999	\$619,000
Sold Price	\$800,000	\$955,000	\$619,000
Status	Closed	Closed	Closed
Status Date	04/22/2025	07/21/2025	06/06/2025
Days on Market	11	38	18
Cumulative Days on Market	12	38	18
Bedrooms	4	4	4
Baths - Total	3.5	3.5	3
Primary Structure Apx SqFt	3,510	4,511	2,542
Lot Size		.46	
Acreage	0.33	0.46	0.45
Year Built	1994	2017	2004
Price	\$800,000	\$955,000	\$619,000

25008863



**8795 E Fairway Woods Circle
North Charleston SC**

25009020



**8618 Mcchune Court
North Charleston SC**

25009584



**4217 Sawgrass Drive
Charleston SC**

List Price	\$659,900	\$750,000	\$1,200,000
Original List Price	\$679,900	\$750,000	\$1,200,000
Sold Price	\$659,000	\$757,732	\$1,225,000
Status	Closed	Closed	Closed
Status Date	08/01/2025	05/22/2025	06/20/2025
Days on Market	79	2	4
Cumulative Days on Market	126	2	4
Bedrooms	4	5	4
Baths - Total	3.5	3.5	4.5
Primary Structure Apx SqFt	3,218	3,547	4,300
Lot Size		.61	1/2 acre
Acreage	0.39	0.61	0.5
Year Built	2002	2017	1997
Price	\$659,000	\$757,732	\$1,225,000

25010674



**8642 W Fairway Woods Drive
North Charleston SC**

25011331



**4213 Club Course Drive
North Charleston SC**

25014566



**4227 Sawgrass Drive
North Charleston SC**

List Price	\$815,000	\$615,000	\$815,000
Original List Price	\$815,000	\$615,000	\$815,000
Sold Price	\$800,000	\$615,000	\$815,000
Status	Closed	Closed	Closed
Status Date	09/04/2025	07/11/2025	06/25/2025
Days on Market	94	21	4
Cumulative Days on Market	94	21	4
Bedrooms	5	4	5
Baths - Total	3.5	3.5	5
Primary Structure Apx SqFt	3,983	2,642	3,692
Lot Size			
Acreage	0.35	1.02	0.38
Year Built	1994	2005	1999
Price	\$800,000	\$615,000	\$815,000

25013473



**8662 W Fairway Woods Drive
North Charleston SC**

25013482



**4217 Meadowbrook Court
North Charleston SC**

25016610



**4272 Persimmon Woods Drive
Charleston SC**

List Price	\$849,000	\$750,000	\$824,500
Original List Price	\$849,000	\$750,000	\$829,500
Sold Price	\$860,000	\$700,000	\$800,000
Status	Closed	Closed	Closed
Status Date	08/11/2025	07/16/2025	09/11/2025
Days on Market	10	16	49
Cumulative Days on Market	10	16	49
Bedrooms	5	5	5
Baths - Total	3.5	4	4.5
Primary Structure Apx SqFt	4,317	4,000	4,002
Lot Size	107x192x88x170		
Acreage	0.4	0.41	0.39
Year Built	1994	2001	1998
Price	\$860,000	\$700,000	\$800,000

25015609



**4246 Club Course Drive
North Charleston SC**

25017072



**8725 Herons Walk
North Charleston SC**

25018664



**4291 Persimmon Woods Drive
North Charleston SC**

List Price	\$1,200,000	\$785,629	\$790,000
Original List Price	\$1,200,000	\$855,000	\$794,999
Sold Price	\$1,200,000	\$785,629	\$790,000
Status	Closed	Closed	Closed
Status Date	07/08/2025	09/29/2025	11/03/2025
Days on Market	5	71	66
Cumulative Days on Market	5	71	66
Bedrooms	5	5	5
Baths - Total	3.5	4.5	3.5
Primary Structure Apx SqFt	4,396	3,830	3,756
Lot Size			.72
Acreage	0.39	0.32	0.72
Year Built	1999	2006	1998
Price	\$1,200,000	\$785,629	\$790,000

25019182



**4204 Magnolia Court
North Charleston SC**

25019702



**8712 E Fairway Woods Circle
North Charleston SC**

25020388



**8615 Arthur Hills Circle
North Charleston SC**

List Price	\$1,059,000	\$689,900	\$619,000
Original List Price	\$1,059,000	\$699,900	\$639,000
Sold Price	\$1,030,000	\$695,900	\$639,000
Status	Closed	Closed	Closed
Status Date	10/15/2025	10/01/2025	11/21/2025
Days on Market	64	27	111
Cumulative Days on Market	138	27	255
Bedrooms	5	5	4
Baths - Total	5	3.5	3.5
Primary Structure Apx SqFt	5,137	3,236	3,800
Lot Size			
Acreage	0.52	0.35	0.37
Year Built	2004	1999	1995
Price	\$1,030,000	\$695,900	\$639,000

25020571



**4208 Club Course Drive
North Charleston SC**

25021890



**8807 E Fairway Woods Circle
North Charleston SC**

25022300



**8891 E Fairway Woods Drive
North Charleston SC**

List Price	\$825,000	\$1,300,000	\$620,000
Original List Price	\$825,000	\$1,300,000	\$630,000
Sold Price	\$835,000	\$1,250,000	\$600,000
Status	Closed	Closed	Closed
Status Date	08/15/2025	09/16/2025	10/31/2025
Days on Market	0	9	49
Cumulative Days on Market	0	9	49
Bedrooms	4	4	4
Baths - Total	3	3.5	3
Primary Structure Apx SqFt	4,264	3,810	3,041
Lot Size			
Acreage	0.46	0.28	0.35
Year Built	2005	2021	2005
Price	\$835,000	\$1,250,000	\$600,000

25029616



**4204 Club Course Drive
North Charleston SC**

25029967



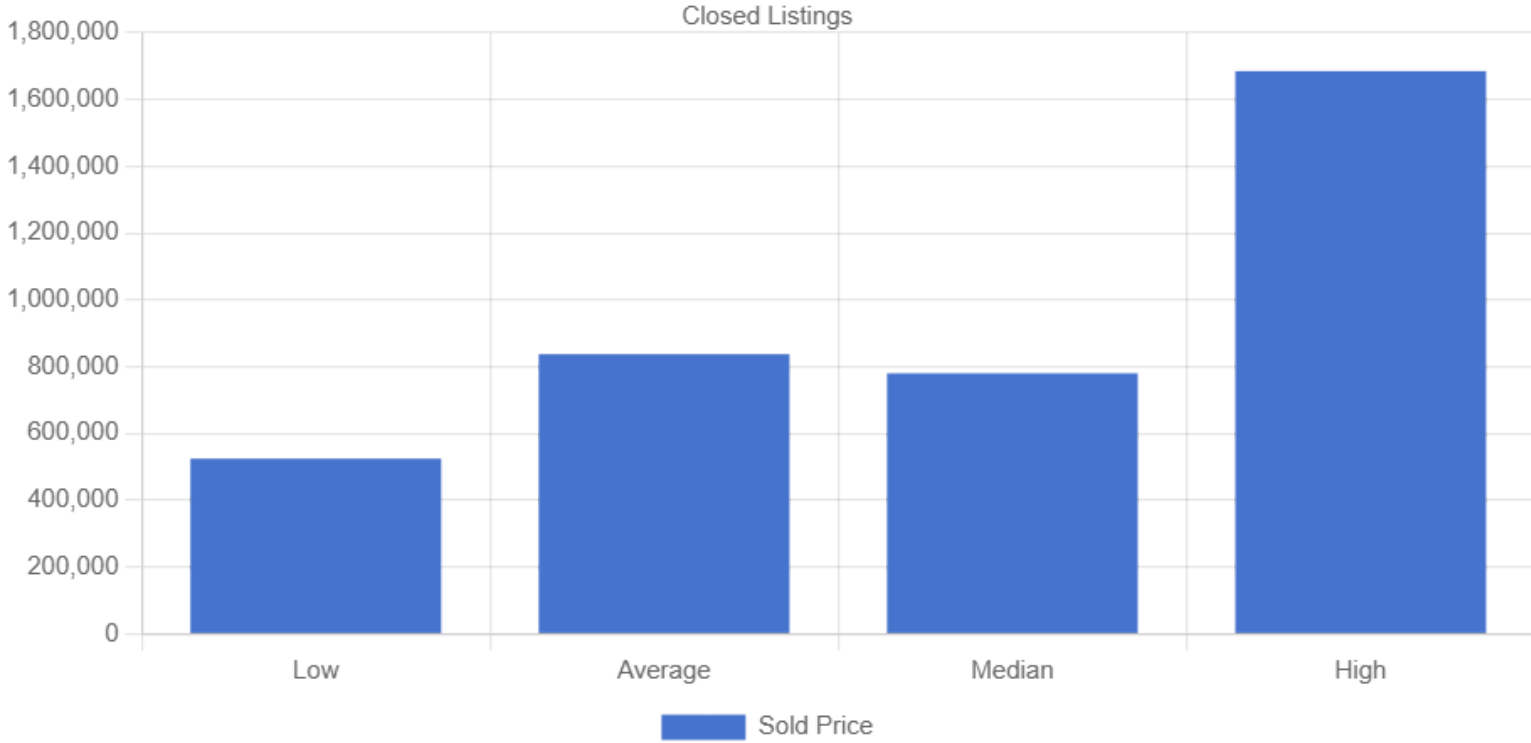
**4241 Persimmon Woods Drive
North Charleston SC**

List Price	\$1,400,000	\$639,000	
Original List Price	\$1,400,000	\$639,000	
Sold Price	\$1,390,000	\$639,000	
Status	Closed	Closed	
Status Date	12/03/2025	12/09/2025	
Days on Market	0	2	
Cumulative Days on Market	0	2	
Bedrooms	6	4	
Baths - Total	4.5	2.5	
Primary Structure Apx SqFt	5,550	2,850	
Lot Size			
Acreage	0.54	0.37	
Year Built	2008	1996	
Price	\$1,390,000	\$639,000	

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
24027127	4203 Links Court, North Charleston SC	\$675,000	2	0	03/18/2025	\$675,000	-	\$675,000
25016610	4272 Persimmon Woods Drive, Charleston SC	\$824,500	49	49	09/11/2025	\$800,000	-	\$800,000
25009584	4217 Sawgrass Drive, Charleston SC	\$1,200,000	4	4	06/20/2025	\$1,225,000	-	\$1,225,000
25020388	8615 Arthur Hills Circle, North Charleston SC	\$619,000	111	255	11/21/2025	\$639,000	-	\$639,000
25013482	4217 Meadowbrook Court, North Charleston SC	\$750,000	16	16	07/15/2025	\$700,000	-	\$700,000
25020571	4208 Club Course Drive, North Charleston SC	\$825,000	0	0	08/15/2025	\$835,000	-	\$835,000
25013473	8662 W Fairway Woods Drive, North Charleston SC	\$849,000	10	10	08/11/2025	\$860,000	-	\$860,000
24019144	4279 Persimmon Woods Drive, North Charleston SC	\$769,000	56	56	01/30/2025	\$769,000	-	\$769,000
25022300	8891 E Fairway Woods Drive, North Charleston SC	\$620,000	49	49	10/30/2025	\$600,000	-	\$600,000
25010674	8642 W Fairway Woods Drive, North Charleston SC	\$815,000	94	94	09/04/2025	\$800,000	-	\$800,000
25008863	8795 E Fairway Woods Circle, North Charleston SC	\$659,900	79	126	08/01/2025	\$659,000	-	\$659,000
25017072	8725 Herons Walk, North Charleston SC	\$785,629	71	71	09/29/2025	\$785,629	-	\$785,629
25003262	8623 Woodland Walk, North Charleston SC	\$550,000	27	27	04/14/2025	\$550,000	-	\$550,000
25019182	4204 Magnolia Court, North Charleston SC	\$1,059,000	64	138	10/15/2025	\$1,030,000	-	\$1,030,000
25005122	8614 Arthur Hills Circle, North Charleston SC	\$679,000	2	2	04/09/2025	\$679,500	-	\$679,500
25018664	4291 Persimmon Woods Drive, North Charleston SC	\$790,000	66	66	11/03/2025	\$790,000	-	\$790,000
25001358	4263 Persimmon Woods Dr, North Charleston SC	\$1,350,000	4	4	02/28/2025	\$1,325,000	-	\$1,325,000
25009020	8618 Mcchune Court, North Charleston SC	\$750,000	2	2	05/22/2025	\$757,732	-	\$757,732
25019702	8712 E Fairway Woods Circle, North Charleston SC	\$689,900	27	27	10/01/2025	\$695,900	-	\$695,900
24027155	4294 Club Course Drive, North Charleston SC	\$535,000	148	147	04/21/2025	\$525,000	-	\$525,000
24028830	4131 Club Course Drive, North Charleston SC	\$849,995	12	12	01/13/2025	\$850,000	-	\$850,000
25006439	8608 Wild Bird Court, North Charleston SC	\$788,900	17	127	04/28/2025	\$775,000	-	\$775,000
25006747	4162 Club Course Drive, North Charleston SC	\$989,999	38	38	07/18/2025	\$955,000	-	\$955,000
25014566	4227 Sawgrass Drive, North Charleston SC	\$815,000	4	4	06/25/2025	\$815,000	-	\$815,000
24025355	8867 E Fairway Woods Circle, North Charleston SC	\$617,777	36	80	01/30/2025	\$617,777	-	\$617,777
25029967	4241 Persimmon Woods Drive, North Charleston SC	\$639,000	2	2	12/09/2025	\$639,000	-	\$639,000
25006150	8757 E Fairway Woods Circle, North Charleston SC	\$699,000	15	15	04/30/2025	\$680,000	-	\$680,000
25003081	8709 Herons Walk, North Charleston SC	\$650,000	1	1	03/14/2025	\$640,000	-	\$640,000
25002083	4245 Club Course Drive, North Charleston SC	\$875,000	43	40	04/08/2025	\$875,000	-	\$875,000
25004889	4140 Club Course Drive, North Charleston SC	\$1,200,000	13	13	05/05/2025	\$1,100,000	-	\$1,100,000
25011331	4213 Club Course Drive, North Charleston SC	\$615,000	21	21	07/09/2025	\$615,000	-	\$615,000

MLS #	Address	List Price	DOM	CDOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
25002603	8736 Herons Walk, North Charleston SC	\$625,000	5	5	03/27/2025	\$620,000	-	\$620,000
25006574	4312 Club Course Drive, North Charleston SC	\$850,000	11	12	04/22/2025	\$800,000	-	\$800,000
25007380	4218 Club Course Drive, North Charleston SC	\$619,000	18	18	06/06/2025	\$619,000	-	\$619,000
25029616	4204 Club Course Drive, North Charleston SC	\$1,400,000	0	0	12/03/2025	\$1,390,000	-	\$1,390,000
25015609	4246 Club Course Drive, North Charleston SC	\$1,200,000	5	5	07/08/2025	\$1,200,000	-	\$1,200,000
25008273	8638 Scottish Troon Court, North Charleston SC	\$1,700,000	87	87	08/05/2025	\$1,685,000	-	\$1,685,000
25021890	8807 E Fairway Woods Circle, North Charleston SC	\$1,300,000	9	9	09/16/2025	\$1,250,000	-	\$1,250,000

Low, Average, Median, and High Comparisons

Closed		Overall
Low	\$525,000	\$525,000
Average	\$837,540	\$837,540
Median	\$780,314	\$780,314
High	\$1,685,000	\$1,685,000

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	38	32,228,600	848,121	31,826,538	837,540	0.99	3,768	223.86	221.31	32	42
Overall	38	32,228,600	848,121	31,826,538	837,540	0.99	3,768	223.86	221.31	32	42