

Comparable Properties

24013900



4264 Club Course Drive
North Charleston SC

23022022



4220 Meadowbrook Court
North Charleston SC

23022183



8887 E Fairway Woods Drive
North Charleston SC

List Price	\$654,900	\$610,000	\$630,000
Original List Price	\$654,900	\$620,000	\$625,000
Sold Price	\$654,900	\$615,000	\$630,000
Status	Closed	Closed	Closed
Status Date	07/08/2024	02/02/2024	01/12/2024
Days on Market	0	45	8
Cumulative Days on Market	0	45	8
Bedrooms	4	4	4
Baths - Total	3.5	4.5	4
Primary Structure Apx SqFt	3,138	3,228	3,000
Lot Size			
Acreage	0.47	0.31	0.42
Year Built	2000	2000	2004
Price	\$654,900	\$615,000	\$630,000

23026253



8839 E Fairway Woods Drive
Charleston SC

23025829



8777 E Fairway Woods Drive
Charleston SC

23027761



4201 Links Court
North Charleston SC

List Price	\$619,000	\$599,999	\$699,999
Original List Price	\$629,000	\$860,969	\$699,999
Sold Price	\$610,000	\$560,000	\$660,000
Status	Closed	Closed	Closed
Status Date	01/22/2024	11/21/2024	02/01/2024
Days on Market	29	336	1
Cumulative Days on Market	29	325	1
Bedrooms	4	3	5
Baths - Total	3	2.5	3.5
Primary Structure Apx SqFt	2,926	2,672	3,670
Lot Size			.43
Acreage	0.28	0.29	0.43
Year Built	2004	2024	2005
Price	\$610,000	\$560,000	\$660,000

23027527



4177 Club Course Drive
North Charleston SC

23027987



4184 Club Course Drive
North Charleston SC

24000279



8602 W Fairway Woods Drive
North Charleston SC

List Price	\$665,000	\$775,000	\$950,000
Original List Price	\$665,000	\$775,000	\$975,000
Sold Price	\$650,000	\$775,000	\$927,000
Status	Closed	Closed	Closed
Status Date	04/30/2024	02/01/2024	04/13/2024
Days on Market	66	3	45
Cumulative Days on Market	66	3	45
Bedrooms	5	4	4
Baths - Total	5.5	3.5	3.5
Primary Structure Apx SqFt	3,641	3,582	3,902
Lot Size	,49		.92
Acreage	0.49	0.48	0.92
Year Built	2004	2004	1993
Price	\$650,000	\$775,000	\$927,000

24002525



**4256 Club Course Drive
North Charleston SC**

24003271



**8608 Woodland Walk
North Charleston SC**

24005848



**8732 Herons Walk
North Charleston SC**

List Price	\$795,000	\$520,000	\$530,000
Original List Price	\$795,000	\$520,000	\$560,000
Sold Price	\$785,000	\$505,000	\$530,000
Status	Closed	Closed	Closed
Status Date	03/20/2024	03/28/2024	05/15/2024
Days on Market	5	1	35
Cumulative Days on Market	5	182	35
Bedrooms	5	4	4
Baths - Total	4.5	2	3
Primary Structure Apx SqFt	4,238	2,224	2,285
Lot Size			
Acreage	0.39	0.28	0.3
Year Built	2000	2000	2004
Price	\$785,000	\$505,000	\$530,000

24011887



**8622 Woodland Walk
North Charleston SC**

24006720



**8733 E Fairway Woods Drive
North Charleston SC**

24008479



**4249 Club Course Drive
North Charleston SC**

List Price	\$519,900	\$650,000	\$854,900
Original List Price	\$519,900	\$650,000	\$854,900
Sold Price	\$515,000	\$625,000	\$854,900
Status	Closed	Closed	Closed
Status Date	06/26/2024	05/02/2024	06/04/2024
Days on Market	11	1	1
Cumulative Days on Market	11	1	0
Bedrooms	4	4	4
Baths - Total	2.5	3	4.5
Primary Structure Apx SqFt	2,614	2,966	5,000
Lot Size			
Acreage	0.15	0.37	0.46
Year Built	2002	1999	2000
Price	\$515,000	\$625,000	\$854,900

24012284



**8831 E Fairway Woods Circle
North Charleston SC**

24012001



**4274 Club Course Drive
North Charleston SC**

24012346



**8760 E Fairway Woods Drive
North Charleston SC**

List Price	\$735,000	\$939,000	\$765,000
Original List Price	\$735,000	\$939,000	\$765,000
Sold Price	\$735,000	\$850,000	\$765,000
Status	Closed	Closed	Closed
Status Date	07/22/2024	07/17/2024	06/21/2024
Days on Market	6	22	4
Cumulative Days on Market	6	22	4
Bedrooms	5	4	4
Baths - Total	3	4.5	4
Primary Structure Apx SqFt	3,297	4,024	3,821
Lot Size			
Acreage	0.29	0.55	0.73
Year Built	2019	2002	2006
Price	\$735,000	\$850,000	\$765,000

24012690



**4299 Persimmon Woods Drive
North Charleston SC**

24012992



**4208 Wildwood Landing
North Charleston SC**

24014501



**8635 W Fairway Woods Drive
North Charleston SC**

List Price	\$799,000	\$550,000	\$595,000
Original List Price	\$799,000	\$599,000	\$595,000
Sold Price	\$799,000	\$510,000	\$585,000
Status	Closed	Closed	Closed
Status Date	07/16/2024	10/18/2024	08/06/2024
Days on Market	6	59	10
Cumulative Days on Market	6	59	11
Bedrooms	4	3	6
Baths - Total	3.5	2.5	3.5
Primary Structure Apx SqFt	3,881	2,599	3,400
Lot Size		0.39 Acre	
Acreage	0.49	0.39	0.78
Year Built	1999	1999	1999
Price	\$799,000	\$510,000	\$585,000

24014352



**4303 Persimmon Woods Drive
North Charleston SC**

24014507



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

24014755



**8602 Arthur Hills Circle
North Charleston SC**

List Price	\$789,900	\$685,000	\$689,900
Original List Price	\$789,900	\$710,000	\$699,900
Sold Price	\$780,000	\$672,000	\$677,919
Status	Closed	Closed	Closed
Status Date	09/20/2024	10/09/2024	09/19/2024
Days on Market	61	52	39
Cumulative Days on Market	61	52	39
Bedrooms	4	4	4
Baths - Total	4.5	3.5	3.5
Primary Structure Apx SqFt	3,819	3,538	3,366
Lot Size		20,909	
Acreage	0.42	0.48	0.68
Year Built	2000	1999	1996
Price	\$780,000	\$672,000	\$677,919

24015932



**8617 Woodland Walk
North Charleston SC**

24018044



**4145 Club Course Drive
North Charleston SC**

24017993



**4220 Club Course Drive
North Charleston SC**

List Price	\$514,000	\$797,500	\$785,000
Original List Price	\$529,000	\$797,500	\$785,000
Sold Price	\$512,000	\$795,000	\$786,000
Status	Closed	Closed	Closed
Status Date	12/16/2024	09/05/2024	09/05/2024
Days on Market	138	12	8
Cumulative Days on Market	138	12	8
Bedrooms	4	4	4
Baths - Total	3.5	4.5	3.5
Primary Structure Apx SqFt	2,601	4,337	3,834
Lot Size			
Acreage	0.17	0.54	0.5
Year Built	2004	1996	2002
Price	\$512,000	\$795,000	\$786,000

24018764



**8749 E Fairway Woods Circle
North Charleston SC**

24019711



**4411 Wild Thicket Lane
North Charleston SC**

24019977



**4417 Club Course Dr
North Charleston SC**

List Price	\$575,000	\$575,000	\$1,640,000
Original List Price	\$575,000	\$575,000	\$1,790,000
Sold Price	\$562,500	\$575,000	\$1,270,000
Status	Closed	Closed	Closed
Status Date	08/23/2024	09/30/2024	10/31/2024
Days on Market	8	24	56
Cumulative Days on Market	8	24	56
Bedrooms	4	4	4
Baths - Total	2.5	3.5	3.5
Primary Structure Apx SqFt	2,143	2,830	6,555
Lot Size			150x185x134x193
Acreage	0.33	0.3	0.6
Year Built	2000	1998	1994
Price	\$562,500	\$575,000	\$1,270,000

24020283



**8642 Mcchune Court
North Charleston SC**

24021216



**4205 Magnolia Court
North Charleston SC**

24023037



**4505 Club Course Drive
North Charleston SC**

List Price	\$674,000	\$729,900	\$750,000
Original List Price	\$699,000	\$749,900	\$750,000
Sold Price	\$662,000	\$709,000	\$750,000
Status	Closed	Closed	Closed
Status Date	11/27/2024	12/17/2024	09/09/2024
Days on Market	79	70	0
Cumulative Days on Market	79	70	0
Bedrooms	5	5	3
Baths - Total	4	4	3.5
Primary Structure Apx SqFt	3,697	3,527	3,800
Lot Size	.52		
Acreage	0.52	0.59	0.33
Year Built	2006	2004	1995
Price	\$662,000	\$709,000	\$750,000

24026632



4237 Wildwood Landing
North Charleston SC

List Price	\$550,000		
Original List Price	\$550,000		
Sold Price	\$560,000		
Status	Closed		
Status Date	12/06/2024		
Days on Market	4		
Cumulative Days on Market	4		
Bedrooms	3		
Baths - Total	3		
Primary Structure Apx SqFt	2,250		
Lot Size			
Acreage	0.43		
Year Built	1997		
Price	\$560,000		

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
23027761	4201 Links Court, North Charleston SC	\$699,999	1	1	02/01/2024	\$660,000	-	\$660,000
23026253	8839 E Fairway Woods Drive, Charleston SC	\$619,000	29	29	01/22/2024	\$610,000	-	\$610,000
23025829	8777 E Fairway Woods Drive, Charleston SC	\$599,999	336	325	11/21/2024	\$560,000	-	\$560,000
24008479	4249 Club Course Drive, North Charleston SC	\$854,900	1	0	06/04/2024	\$854,900	-	\$854,900
24014501	8635 W Fairway Woods Drive, North Charleston SC	\$595,000	10	11	08/05/2024	\$585,000	-	\$585,000
24020283	8642 Mcchune Court, North Charleston SC	\$674,000	79	79	11/26/2024	\$662,000	-	\$662,000
23027527	4177 Club Course Drive, North Charleston SC	\$665,000	66	66	04/30/2024	\$650,000	-	\$650,000
24018044	4145 Club Course Drive, North Charleston SC	\$797,500	12	12	09/05/2024	\$795,000	-	\$795,000
24002525	4256 Club Course Drive, North Charleston SC	\$795,000	5	5	03/20/2024	\$785,000	-	\$785,000
23022022	4220 Meadowbrook Court, North Charleston SC	\$610,000	45	45	01/31/2024	\$615,000	-	\$615,000
24014507	8704 E Fairway Woods Circle, North Charleston SC	\$685,000	52	52	10/09/2024	\$672,000	-	\$672,000
24023037	4505 Club Course Drive, North Charleston SC	\$750,000	0	0	09/06/2024	\$750,000	-	\$750,000
24015932	8617 Woodland Walk, North Charleston SC	\$514,000	138	138	12/16/2024	\$512,000	-	\$512,000
24011887	8622 Woodland Walk, North Charleston SC	\$519,900	11	11	06/25/2024	\$515,000	-	\$515,000
24012346	8760 E Fairway Woods Drive, North Charleston SC	\$765,000	4	4	06/21/2024	\$765,000	-	\$765,000
24019711	4411 Wild Thicket Lane, North Charleston SC	\$575,000	24	24	09/30/2024	\$575,000	-	\$575,000
24017993	4220 Club Course Drive, North Charleston SC	\$785,000	8	8	09/05/2024	\$786,000	-	\$786,000
24014755	8602 Arthur Hills Circle, North Charleston SC	\$689,900	39	39	09/18/2024	\$677,919	-	\$677,919
24012690	4299 Persimmon Woods Drive, North Charleston SC	\$799,000	6	6	07/16/2024	\$799,000	-	\$799,000
24014352	4303 Persimmon Woods Drive, North Charleston SC	\$789,900	61	61	09/20/2024	\$780,000	-	\$780,000
24021216	4205 Magnolia Court, North Charleston SC	\$729,900	70	70	12/17/2024	\$709,000	-	\$709,000
24013900	4264 Club Course Drive, North Charleston SC	\$654,900	0	0	07/08/2024	\$654,900	-	\$654,900
23022183	8887 E Fairway Woods Drive, North Charleston SC	\$630,000	8	8	01/12/2024	\$630,000	-	\$630,000
24012992	4208 Wildwood Landing, North Charleston SC	\$550,000	59	59	10/17/2024	\$510,000	-	\$510,000
23027987	4184 Club Course Drive, North Charleston SC	\$775,000	3	3	01/31/2024	\$775,000	-	\$775,000
24006720	8733 E Fairway Woods Drive, North Charleston SC	\$650,000	1	1	05/02/2024	\$625,000	-	\$625,000
24012284	8831 E Fairway Woods Circle, North Charleston SC	\$735,000	6	6	07/22/2024	\$735,000	-	\$735,000
24005848	8732 Herons Walk, North Charleston SC	\$530,000	35	35	05/14/2024	\$530,000	-	\$530,000
24012001	4274 Club Course Drive, North Charleston SC	\$939,000	22	22	07/17/2024	\$850,000	-	\$850,000
24003271	8608 Woodland Walk, North Charleston SC	\$520,000	1	182	03/28/2024	\$505,000	-	\$505,000
24000279	8602 W Fairway Woods Drive, North Charleston SC	\$950,000	45	45	04/12/2024	\$927,000	-	\$927,000

MLS #	Address	List Price	DOM	CDOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
24026632	4237 Wildwood Landing, North Charleston SC	\$550,000	4	4	12/06/2024	\$560,000	-	\$560,000
24019977	4417 Club Course Dr, North Charleston SC	\$1,640,000	56	56	10/30/2024	\$1,270,000	-	\$1,270,000
24018764	8749 E Fairway Woods Circle, North Charleston SC	\$575,000	8	8	08/23/2024	\$562,500	-	\$562,500

Low, Average, Median, and High Comparisons

Closed		Overall
Low	\$505,000	\$505,000
Average	\$689,771	\$689,771
Median	\$661,000	\$661,000
High	\$1,270,000	\$1,270,000

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	34	24,211,898	712,115	23,452,219	689,771	0.98	3,424	209.20	204.05	37	41
Overall	34	24,211,898	712,115	23,452,219	689,771	0.98	3,424	209.20	204.05	37	41