

Palmetto Hall Market Report For October 2009

Active Home Listings

Street #	StreetName	Beds	Full Bath	½ Bath	Year Built	View	~ Sq Ft	\$ / Sq Ft	List Price
4	McGuire Court	3	2	2	1999	Wooded	2584	\$173.76	\$449,000
24	Tucker Ridge Court	3	3	1	1995	Golf / Lagoon	2205	\$213.11	\$469,900
1	Sabal Court	3	3	1	1999	Golf	2858	\$171.10	\$489,000
1	Cherry Hill Lane	5	3	1	1996	Golf / Lagoon	3367	\$148.20	\$499,000
4	Ellis Court	3	2	1	1995	Golf / Lagoon	2378	\$216.57	\$515,000
2	Sabal Court	4	3	0	2000	Golf	2601	\$199.54	\$519,000
208	Fort Howell Dr	3	2	0	1992	Landscape	2026	\$259.08	\$524,900
30	Tucker Ridge Court	3	2	0	1995	Golf / Lagoon	2518	\$212.47	\$535,000
4	Club Manor	4	3	0	1998	Golf / Lagoon	2787	\$195.55	\$545,000
17	Tucker Ridge	4	4	1	1997	Golf	2900	\$192.76	\$559,000
380	Fort Howell Drive	3	3	0	1995	Golf	2746	\$210.85	\$579,000
43	Tucker Ridge Court	4	3	1	2001	Golf	3681	\$157.54	\$579,900
214	Fort Howell Drive	4	2	1	1999	Golf	2815	\$212.26	\$597,500
378	Fort Howell Drive	4	3	1	2003	Golf	3389	\$176.75	\$599,000
213	Fort Howell Drive	3	3	1	1993	Golf / Lagoon	3057	\$195.94	\$599,000
15	Wildbird Lane	3	3	0	2003	Golf	2800	\$213.93	\$599,000
7	Rutledge Court	4	3	1	2004	Landscape/Wooded	3700	\$167.57	\$620,000
6	Tucker Ridge Ct	4	3	1	2003	Golf	3190	\$197.18	\$629,000
219	Fort Howell Drive	3	3	1	1993	Golf	2961	\$217.83	\$645,000
304	Fort Howell Drive	5	4	0	1999	Golf	3711	\$174.89	\$649,000
373	Fort Howell Drive	3	3	1	2001	Golf / Lagoon	2697	\$240.64	\$649,000
18	Oglethorpe Lane	4	5	0	1997	Golf / Wooded	2868	\$226.29	\$649,000
12	Wildbird Lane	4	4	1	1999	Golf / Lagoon	3586	\$180.98	\$649,000
365	Fort Howell Drive	4	4	0	1998	Golf	3020	\$215.20	\$649,900
11	Clyde Lane	3	2	1	1999	Golf / Lagoon	2485	\$261.57	\$650,000
17	Timber Marsh Lane	4	4	0	1999	Golf / Lagoon	3471	\$201.38	\$699,000
10	Sedge Fern Dr	5	5	1	2007	Landscape	4800	\$151.04	\$725,000
4	Timber Marsh Lane	4	3	1	2000	Landscape	4100	\$192.44	\$789,000
372	Fort Howell Drive	4	4	2	1995	Golf / Lagoon	4372	\$182.75	\$799,000
355	Fort Howell Drive	5	4	1	2005	Golf	4400	\$181.82	\$799,999
7	Clyde Lane	5	5	1	2005	Golf / Lagoon	4980	\$176.51	\$879,000

19	Stonewall Circle	4	4	0	2001	Golf / Lagoon	5748	\$156.23	\$898,000
4	Sabal Court	4	4	2	2009	Golf	3900	\$230.51	\$899,000
19	Ellis Court	4	4	1	2007	Golf / Lagoon	4600	\$199.24	\$916,500
17	Stonewall Circle	6	4	3	1999	Golf / Lagoon	5600	\$187.32	\$1,049,000

Average \$ / Sq Ft \$196.88

Pending Sales

8	Cherry Hill Lane	4	3	1	2005	Golf	2950	\$198.27	\$584,900
26	Cherry Hill Lane	4	4	1	2004	Golf / Wooded	2346	\$255.71	\$599,900
40	Lenox Lane	4	3	1	1999	Golf / Lagoon	3886	\$191.71	\$745,000
40	Clyde Lane	6	5	1	1999	Golf / Pool	4412	\$271.76	\$1,199,000

Average \$ / Sq Ft \$229.36

Closed Sales since January 1, 2009

										Sales Price	Closed
36	Tucker Ridge Court	4	4	1	1996	Golf / Pool	2206	\$158.20	\$349,000	\$349,000	4/24/09
14	Cherry Hill Lane	3	3	0	1998	Golf	2386	\$163.45	\$425,000	\$390,000	8/10/09
38	Timber Marsh Lane	4	3	1	1994	Golf / Lagoon	2969	\$143.15	\$449,000	\$425,000	7/24/09
75	Tucker Ridge Court	3	3	1	2004	Golf	3433	\$131.08	\$490,000	\$450,000	4/16/09
19	Sedge Fern Dr	3	2	1	1995	Golf	2229	\$176.76	\$499,000	\$394,000	6/19/09
7	Ellis Court	4	4	1	2004	Lagoon	3100	\$185.48	\$598,000	\$575,000	8/22/09
18	Lenox Lane	4	3	1	2000	Golf	2961	\$198.92	\$599,000	\$589,000	10/29/09
15	Ellis Court	4	4	1	2008	Lagoon	3700	\$175.68	\$699,000	\$650,000	7/17/09
13	McGuire Court	3	2	0	2006	Landscape / Marsh	2300	\$282.61	\$754,900	\$650,000	4/7/09
25	Lenox Lane	4	4	1	1997	Golf / Lagoon	4409	\$143.80	\$799,000	\$634,000	4/2/09
28	Madison Lane	4	3	1	2006	Golf / Lagoon	4840	\$158.57	\$799,000	\$767,500	7/13/09
241	Fort Howell Drive	4	4	0	2003	Golf	4368	\$171.70	\$849,000	\$750,000	3/31/09
								Average	\$175.56	\$570,409	

Active Lot Listings

Street #	Street Name	List Price	View
26	Sedge Fern Drive	\$139,500	Wooded
357	Fort Howell Drive	\$199,000	Golf
11	Madison Lane	\$249,000	Golf / Lagoon
5	Timbermarsh Lane	\$199,000	Golf
233	Fort Howell Drive	\$285,000	Golf / Lagoon
323	Fort Howell Drive	\$249,000	Golf / Lagoon
30	Timbermarsh Lane	\$179,000	Golf
13	Timbermarsh Lane	\$279,000	Golf / Lagoon
9	Sedge Fern Drive	\$295,000	Golf
240	Fort Howell Drive	\$288,000	Golf
10	Ellis Court	\$259,000	Golf / Lagoon
374	Fort Howell Drive	\$309,000	Golf
45	Tucker Ridge Court	\$195,000	Golf
46	Sedge Fern Drive	\$149,000	Lake
248	Fort Howell Drive	\$169,000	Golf / Lagoon
14	Lenox Lane	\$177,000	Golf
19	Cherry Hill Lane	\$185,000	Golf
207	Fort Howell Drive	\$199,000	Golf / Lagoon
325	Fort Howell Drive	\$324,900	Golf / Lagoon
25	Clyde Lane	\$149,000	Wooded
27	Timbermarsh Drive	\$269,000	Golf / Lagoon
8	Wildbird Lane	\$229,000	Golf / Lagoon
221	Fort Howell Drive	\$99,000	Golf
14	Ellis Court	\$98,000	Golf / Lagoon
341	Fort Howell Drive	\$239,900	Golf
2	Clyde Lane	\$94,900	Golf

Pending Lot Sales

20	Lenox Lane	\$90,000	Golf / Wooded
227	Fort Howell Drive	\$90,000	Golf / Wooded
32	Madison Lane	\$99,000	Wooded
3	Oglethorpe Lane	\$99,000	Golf / Lagoon

There were no closed lot sales in 2009.