

**Active Home Listings**

#	Street	Bed	Full Ba	1/2 Ba	Year Blt	View	~ SqFt	\$ / SqFt	List Price
24	Tucker Ridge Court	3	3	1	1995	Golf/Lagoon	2205	\$213	\$469,900
1	Sabal Court	3	3	1	1999	Golf	2858	\$171	\$489,000
2	Sabal Court	4	3		2000	Golf	2601	\$192	\$499,000
4	Ellis Court	3	2	1	1995	Golf/Lagoon	2378	\$217	\$515,000
208	Fort Howell Dr	3	2		1992	Landscape	2026	\$259	\$524,900
4	Club Manor	4	3		1998	Golf/Lagoon	2787	\$196	\$545,000
380	Fort Howell Drive	3	3		1995	Golf	2746	\$200	\$549,000
213	Fort Howell Drive	3	3	1	1993	Golf/Lagoon	3057	\$180	\$549,000
356	Fort Howell Drive	3	2	1	1995	Lagoon	2700	\$204	\$549,900
17	Tucker Ridge	4	4	1	1997	Golf	2900	\$193	\$559,000
43	Tucker Ridge Court	4	3	1	2001	Golf	3681	\$158	\$579,900
63	Tucker Ridge Crt	4	3	1	2003	Golf	3305	\$181	\$598,400
378	Fort Howell Drive	4	3	1	2003	Golf	3389	\$177	\$599,000
15	Wildbird Lane	3	3	0	2003	Golf	2800	\$214	\$599,000
373	Fort Howell Drive	3	3	1	2001	Golf/Lagoon	3200	\$187	\$599,900
7	Rutledge Court	4	3	1	2004	Landscape/Wooded	3700	\$168	\$620,000
6	Tucker Ridge Ct	4	3	1	2003	Golf	3190	\$197	\$629,000
219	Fort Howell Drive	3	3	1	1993	Golf	2961	\$218	\$645,000
304	Fort Howell Drive	5	4	0	1999	Golf	3711	\$175	\$649,000
12	Wildbird Lane	4	4	1	1999	Golf/Lagoon	3586	\$181	\$649,000
365	Fort Howell Drive	4	4		1998	Golf	3020	\$215	\$649,900
11	Clyde Lane	3	2	1	1999	Golf/Lagoon	2485	\$262	\$650,000
17	Timber Marsh Lane	4	4		1999	Golf/Lagoon	3471	\$201	\$699,000
10	Sedge Fern	5	5	1	2007	Landscape	4800	\$151	\$725,000
4	Timber Marsh Lane	4	3	1	2000	Landscape	4100	\$192	\$789,000
372	Fort Howell Drive	4	4	2	1995	Golf/Lagoon	4372	\$183	\$799,000
355	Fort Howell Drive	5	4	1	2005	Golf	4400	\$182	\$799,999
9	Hatteras	5	5	1	2003	Golf/Pool	4150	\$205	\$849,000
7	Clyde Lane	5	5	1	2005	Golf/Lagoon	4980	\$177	\$879,000
19	Stonewall Circle	4	4	0	2001	Golf/Lagoon	5748	\$156	\$898,000

Active

#	Street	Bed	Full Ba	½ Ba	Year Blt	View	~SqFt	\$/Sq Ft	List Price
4	Sabal Court	4	4	2	2009	Golf	3900	\$231	\$899,000
19	Ellis Court	4	4	1	2007	Golf/Lagoon	4600	\$198	\$909,500
17	Stonewall Circle	6	4	3	1999	Golf/Lagoon	5600	\$187	\$1,049,000

Average Price Per Sq Ft      \$194

Pending Sales

4	McGuire Court	3	2	2	1999	Wooded	2584	\$174	\$449,000
26	Cherry Hill Lane	4	4	1	2004	Golf/Wooded	2346	\$256	\$599,900
40	Lenox Lane	4	3	1	1999	Golf/Lagoon	3886	\$192	\$745,000
40	Clyde Lane	6	5	1	1999	Golf/Pool	4412	\$272	\$1,199,000

Average Price Per Sq Ft      \$223

Closed Sales since January 1, 2009

7	Ellis Court	4	4	1	2004	Lagoon	3100	\$112.58	\$349,000	\$349,000	4/24/09
13	McGuire Court	3	2	0	2006	Landscape / Marsh	2300	\$169.57	\$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
241	Fort Howell Drive	4	4	0	2003	Golf	4368	\$90.20	\$449,000	\$394,000	6/19/09
25	Lenox Lane	4	4	1	1997	Golf / Lagoon	4409	\$102.06	\$490,500	\$450,000	4/16/09
36	Tucker Ridge Court	4	4	1	1996	Golf / Pool	2206	\$260.65	\$598,000	\$575,000	3/23/09
75	Tucker Ridge Court	3	3	1	2004	Golf	3433	\$171.57	\$599,000	\$589,000	10/29/09
14	Cherry Hill Lane	3	3	0	1998	Golf	2386	\$272.42	\$699,000	\$650,000	7/17/09
15	Ellis Court	4	4	1	2008	Lagoon	3700	\$175.68	\$754,900	\$650,000	4/7/09
18	Lenox Lane	4	3	1	2000	Golf	2961	\$214.12	\$799,000	\$634,000	4/2/09
19	Sedge Fern Dr	3	2	1	1995	Golf	2229	\$344.32	\$799,000	\$767,500	7/13/09
28	Madison Lane	4	3	1	2006	Golf / Lagoon	4840	\$154.96	\$849,000	\$750,000	3/31/09

Average      \$184.27      \$551,958

### 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

### Contingent & Pending Lot Sales

Contingent	20	Lenox Lane	\$90,000	Golf/Wooded
Contingent	227	Fort Howell Drive	\$90,000	Golf/Wooded
Pending	221	Fort Howell Drive	\$99,000	Golf/Lagoon
Pending	32	Madison Lane	\$99,000	Wooded
Pending	3	Oglethorpe	\$99,000	Golf/Lagoon

**There were no closed lot sales in 2009.**