

Palmetto Hall Plantation Market Study July 2010



Active Home Listings

#	Name	Bed	FB	HB	~ Sq Ft	View	Yr Blt	LP/SqFt	List \$
61	Tucker Ridge Court	4	3	1	3250	Golf	1999	\$122	\$396,000
24	Tucker Ridge Court	3	3	1	2205	Golf/Lagoon	1995	\$197	\$435,000
380	Fort Howell Drive	3	3	0	2746	Golf	1995	\$160	\$439,000
242	Fort Howell Drive	3	2	1	2313	Golf	1997	\$192	\$445,000
4	Ellis Court	3	2	1	2378	Golf/Lagoon	1995	\$206	\$489,900
30	Tucker Ridge	3	2	0	2518	Golf/Lagoon	1995	\$198	\$499,000
356	Fort Howell Drive	3	2	1	2700	Lagoon	1995	\$185	\$499,000
208	Fort Howell Dr	3	2	0	2026	Landscape	1992	\$246	\$499,000
26	Cherry Hill Lane	4	4	1	2800	Golf/Wooded	2004	\$185	\$519,000
1	Hatteras Court	4	3	1	3012	Golf/Marsh	1998	\$174	\$525,000
15	Wildbird Lane	3	3	0	2900	Golf	2003	\$185	\$537,000
372	Fort Howell Drive	5	4	2	5400	Golf/Lagoon	1995	\$102	\$549,000
373	Fort Howell Drive	3	3	1	3200	Golf/Lagoon	2001	\$175	\$559,000
11	Clyde Lane	3	2	1	2485	Golf/Lagoon	1999	\$233	\$579,000
63	Tucker Ridge Crt	4	3	1	3305	Golf	2003	\$176	\$580,400
7	Rutledge Court	4	3	1	3700	Wooded	2004	\$159	\$590,000
214	Fort Howell Drive	4	2	1	2815	Golf	1999	\$211	\$595,000
31	Timber Marsh Lane	5	4	0	4080	Golf	1994	\$147	\$599,000
17	Timber Marsh Lane	4	4	0	3471	Golf/Lagoon	1999	\$178	\$619,000
378	Fort Howell Drive	4	3	1	3092	Golf	2003	\$204	\$630,000
12	Cherry Hill	5	4	0	3107	Golf	2000	\$209	\$649,000
209	Fort Howell Drive	4	4	1	4368	Golf/Lagoon	1995	\$176	\$769,000
13	Stevens Ct.	5	5	1	3899	Golf/Pool	2000	\$205	\$799,000
19	Ellis Court	4	4	1	4600	Golf/Lagoon	2007	\$184	\$847,500
3	Timber Marsh Lane	4	5	0	3298	Golf/Lagoon	2002	\$258	\$850,000
7	Clyde Lane	5	5	1	4301	Golf/Lagoon	2005	\$204	\$879,000
Average								\$187	\$591,415

Contingent Home

#	Name	Bed	FB	HB	~ Sq Ft	View	Yr Blt	LP/SqFt	List \$
15	Stonewall Circle	5	4	1	3459	Golf/Lagoon	1997	\$195	\$675,000

Pending Homes

#	Name	Bed	FB	HB	~ Sq Ft	View	Yr Blt	LP/SqFt	List \$	DOM
6	Cherry Hill Lane	3	3	0	2086	Golf	1994	\$153	\$319,000	36
8	Sedge Fern Drive	3	3	1	3114	Wooded	1997	\$135	\$419,000	101
305	Fort Howell Drive	3	2	1	2336	Golf	1996	\$214	\$499,000	94
40	Clyde Lane	6	5	1	4412	Golf/Pool	1999	\$218	\$1,199,000	239

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Closed Home Sales January 1, 2010 - June 30, 2010

#	Name	Bed	FB	HB	~ Sq Ft	View	Yr Blt	SP/SqFt	List \$	Sold \$	SP/LP	DOM	Sold
4	McGuire Court	3	2	2	2584	Wooded	1999	\$155	\$429,000	\$400,000	93%	352	4/30/10
213	Fort Howell Drive	3	3	1	3057	Golf/Lagoon	1993	\$162	\$499,000	\$496,000	99%	202	6/4/10
4	Club Manor	4	3	0	2787	Golf/Lagoon	1998	\$186	\$545,000	\$517,000	95%	691	4/1/10
17	Stonewall Circle	5	4	3	5600	Golf/Lagoon	1999	\$161	\$999,000	\$900,000	90%	40	2/18/10
Average								\$166			\$578,250		

Active Lot Listings

#	Name	View	List \$
11	Madison Lane	Golf/Lagoon	\$124,900
26	Sedge Fern	Wooded	\$139,500
207	Fort Howell Drive	Golf/Lagoon	\$149,000
5	Timber Marsh Lane	Golf/Lagoon	\$149,000
1	Chestnut Lane	Golf/Lagoon	\$159,000
8	Wildbird Lane	Golf/Lagoon	\$165,000
244	Fort Howell Drive	Golf	\$179,000
30	Timbermarsh Lane	Golf	\$179,000
19	Cherry Hill Lane	Golf/Lagoon	\$185,000
9	Sedge Fern Drive	Golf	\$195,000
14	Madison Lane	Golf	\$199,000
3	Saxton Ln.	Landscape	\$199,000
20	Club Manor	Golf	\$199,000
341	Fort Howell Drive	Golf	\$209,900
323	Fort Howell Drive	Golf/Lagoon	\$249,000
13	Timber Marsh Lane	Golf/Lagoon	\$279,000
233	Fort Howell	Golf/Lagoon	\$285,000
5	Cherry Hill Lane	Golf/Lagoon	\$299,000



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Pending Lot Sales

#	Name	View	List \$	DOM
2	Clyde Lane	Golf	\$95,000	31
3	Oglethorpe Lane	Golf	\$95,000	13

Closed Lot Sales January 1, 2010 - June 30, 2010

#	Name	View	List \$	Sold \$	SP/LP	Sold	DOM
221	Fort Howell Drive	Golf	\$99,000	\$90,000	91%	5/14/2010	21
2	Summers Court	Wooded	\$99,000	\$90,000	91%	2/18/2010	13
14	Ellis Court	Wooded	\$99,000	\$80,000	81%	2/1/2010	54
25	Clyde Lane	Wooded	\$149,000	\$102,000	69%	4/30/2010	321
46	Sedge Fern Drive	Lake	\$149,900	\$125,000	83%	4/22/2010	54
14	Lenox Lane	Golf	\$165,000	\$111,000	67%	3/1/2010	373

Average Sold \$ \$99,667

All information is deemed to be reliable & subject to verification by all parties.