

# Palmetto Hall Market Report For January 2010



## Active Home Listings

#	Street	Beds	Full Ba	1/2 Ba	Year	View	~ Sq Ft	\$ / Sq Ft	List Price
24	Tucker Ridge Court	3	3	1	1995	Golf/Lagoon	2205	\$213	\$469,900
2	Sabal Court	4	3	0	2000	Golf	2601	\$187	\$487,500
1	Sabal Court	3	3	1	1999	Golf	2855	\$171	\$489,000
8	Sedge Fern Drive	3	3	1	1997	Wooded	3114	\$160	\$499,000
208	Fort Howell Dr	3	2	0	1992	Landscape	2026	\$259	\$524,900
242	Fort Howell Drive	3	2	1	1997	Golf	2313	\$236	\$545,000
380	Fort Howell Drive	3	3	0	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
214	Fort Howell Drive	4	2	1	1999	Golf	2815	\$211	\$595,000
63	Tucker Ridge Court	4	3	1	2003	Golf	3305	\$181	\$598,400
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	Lndscp/Wooded	3700	\$168	\$620,000
6	Tucker Ridge Ct	4	3	1	2003	Golf	3190	\$197	\$629,000
378	Fort Howell Drive	4	3	1	2003	Golf	3389	\$189	\$639,000
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	0	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	0	1999	Golf/Lagoon	3471	\$201	\$699,000
10	Sedge Fern Drive	5	5	1	2007	Landscape	4800	\$146	\$699,000
355	Fort Howell Drive	5	4	1	2005	Golf	4400	\$177	\$779,000
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
9	Hatteras Court	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
4	Sabal Court	4	4	2	2009	Golf	3900	\$231	\$899,000
19	Ellis Court	4	4	1	2007	Golf/Lagoon	4600	\$197	\$906,500
17	Stonewall Circle	5	4	2	1999	Lagoon/Golf	4789	\$209	\$999,000

Average Price Per Sq Ft \$203

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

**Pending Sales**

Pending

4	McGuire Court	3	2	2	1999	Wooded	2584	\$174	\$449,000
4	Club Manor	4	3	0	1998	Golf/Lagoon	2787	\$196	\$545,000
26	Cherry Hill Lane	4	4	1	2004	Golf/Wooded	2346	\$256	\$599,900
40	Clyde Lane	6	5	1	1999	Golf/Pool	4412	\$272	\$1,199,000
								Average Price Per Sq Ft	\$224

**Closed Sales since January 1, 2009**

Closed								List Price	Sales Price	Closed Date	
36	Tucker Ridge	4	4	1	1996	Golf/Pool	2206	\$158	\$349,000	\$349,000	04/24/09
14	Cherry Hill Lane	3	3	0	1998	Golf	2386	\$178	\$425,000	\$390,000	08/10/09
38	Timber Marsh Lane	4	3	1	1994	Golf/Lagoon	2969	\$151	\$449,000	\$394,000	06/19/09
19	Sedge Fern Drive	3	2	1	1995	Golf	2229	\$201	\$449,000	\$425,000	07/24/09
75	Tucker Ridge	3	3	1	2004	Golf	3433	\$143	\$490,500	\$450,000	04/16/09
7	Ellis Court	4	4	1	2004	Lagoon	3100	\$193	\$598,000	\$555,000	10/30/09
8	Cherry Hill Lane	4	3	1	2005	Golf	2950	\$198	\$584,900	\$575,000	03/23/09
18	Lenox Lane	4	3	1	2000	Golf	2961	\$202	\$599,000	\$589,000	10/29/09
15	Ellis Court	4	4	1	2008	Lagoon	3700	\$189	\$699,000	\$650,000	07/17/09
40	Lenox Lane	4	3	1	1999	Golf/Lagoon	3886	\$192	\$745,000	\$715,000	12/16/09
13	McGuire Court	3	2	0	2006	Landscape/Marsh	2300	\$328	\$754,900	\$650,000	04/07/09
25	Lenox Lane	4	4	1	1997	Golf/Lagoon	4409	\$181	\$799,000	\$643,000	04/02/09
28	Madison Lane	4	3	1	2006	Golf/Lagoon	4840	\$165	\$799,000	\$767,500	07/13/09
241	Fort Howell Drive	4	4	0	2003	Golf	4368	\$194	\$849,000	\$750,000	03/31/09
								Average Sold Price /Sq Ft	\$173		

### Active Lot Listings



#	Street	View	List Price
2	Clyde Lane	Golf	\$94,900
14	Ellis Court	Golf/Lagoon	\$99,000
5	Timber Marsh Lane	Golf/Lagoon	\$129,000
26	Sedge Fern Drive	Wooded	\$139,500
11	Madison Lane	Golf/Lagoon	\$149,000
25	Clyde Lane	Wooded	\$149,000
14	Lenox Lane	Golf	\$165,000
30	Timber Marsh Lane	Golf	\$179,000
4	Caladium Court	Golf	\$179,000
19	Cherry Hill Lane	Golf	\$185,000
357	Fort Howell Drive	Golf	\$199,000
207	Fort Howell Drive	Golf/Lagoon	\$199,000
8	Wildbird Lane	Golf/Lagoon	\$229,000
341	Fort Howell Drive	Golf	\$239,900
323	Fort Howell Drive	Golf/Lagoon	\$249,000
13	Timber Marsh Lane	Golf/Lagoon	\$279,000
233	Fort Howell Drive	Golf/Lagoon	\$285,000
240	Fort Howell Drive	Golf	\$288,000
325	Fort Howell Drive	Golf/Lagoon	\$294,900
9	Sedge Fern Drive	Golf	\$295,000

### Contingent Lots

#### Contingent

20	Lenox Lane	Golf/Wooded	\$90,000
227	Fort Howell Drive	Golf/Wooded	\$90,000

### Pending Lot

#### Pending

221	Fort Howell Drive	Golf	\$99,000
32	Madison Lane	Wooded	\$99,000
3	Oglethorpe Lane	Golf/Lagoon	\$99,000

### Closed Lot Sales since January 1, 2009

Closed			Sales Price	Closed Date
10	Ellis Court	Golf/Lagoon	\$199,000	12/22/2009

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