



We Sell Lake Keowee
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May 14, 2012

Greetings Lake Keowee enthusiasts!

It is a fact. More homes have sold this year-to-date than last year through May 11, 2012. The average sold price is barely up for interior homes, but down for water front homes. But volume is up!

LAKE KEOWEE HOMES ACTIVITIES: This is the year-to-date sales for all homes classified as Lake Keowee posted through May 11, 2012 on the Upstate MLS:

Patti & Michele & Gary's YTD 1-01 thru 5-11-12: All Homes in All Lake Keowee Subdivisions					
Lake Front	Count	Ave. Sold Price	Ave. List Price	Var %	Ave. D.O.M.
Interior Homes Sold YTD @ 5-11-12:	34	246,576	274,438	89.8%	223
WF Homes Sold @5-11-12:	36	639,917	754,475	84.8%	280
Total Homes Sold @ 5-11-12:	70	448,865	521,314	86.1%	254
Interior Homes UC @ 5-11-12:	8	NA	283,013	NA	148
WF Homes UC @ 5-11-12:	22	NA	736,850	NA	176
Total Homes UC @ 5-11-12:	30	NA	615,827	NA	168
Interior Active @ 5-11-12:	203	NA	365,470	NA	240
WF Homes Active @ 5-11-12:	265	NA	903,198	NA	195
Total Homes Active @ 5-11-12:	468	NA	669,953	NA	213

YTD Comparison Table: below is the same period, YTD May 11, 2011 to May 12, 2012 and the improvement in the number of homes sold for both interior homes and water front homes has improved by a total of 22 homes in just under 5 ½ months. The average homes sales price improved slightly for interior homes, but is down for water front homes. The number of days on market, although inexact due to the listing and re-listing of homes, has improved. As a buyer, you have to decide if this is your opportunity to move forward. There is definitely more activity in our market that offers a wide price range for homes.

Comparative Same Period 2011 to 2012:	Count	Ave. Sold Price	Ave. List Price	Var. %	Ave. D.O.M.
Interior Homes - Prior YTD @ 5-11-11:	21	239,722	271,389	88.3%	292
Interior Homes - YTD @ 5-11-12:	34	246,576	274,438	89.8%	285
Difference YTD @ 5-11-12:	13	6,853	3,049	1.5%	-7
WF Homes - Prior YTD @ 5-11-11:	27	824,704	972,341	84.8%	266
WF Homes - Current YTD @ 5-11-12:	36	639,917	754,475	84.8%	280
Difference YTD @ 5-11-12:	9	-184,787	-217,866	0.0%	14
Total Interior Homes - Prior YTD @ 5-11-11:	48	568,774	665,674	85.4%	277
Total WF Homes - Current YTD @ 5-11-12:	70	448,865	521,314	86.1%	254
Difference Total Homes YTD @ 5-11-12:	22	-119,909	-144,360	0.7%	-23

Below are tables to break down home activity year-to-date for Keowee Key homes followed by comparison to the same period in 2011:

Keowee Key Subdivision		Ave. Sold Price	Ave. List Price	Var %	Ave. D.O.M.
YTD through May 12, 2012:	Count				
Sold Interior Keowee Key YTD @ 5-11-12:	20	202,179	230,840	87.6%	252
Sold WF Keowee Key YTD @ 5-11-12:	8	513,500	560,925	91.5%	462
Total Keowee Key YTD @ 5-11-12:	28	291,128	325,150	89.5%	312
UC Interior Keowee Key Homes @ 5-11-12:	6	NA	201,683	NA	154
UC WF Keowee Key Homes @ 5-11-12:	2	NA	899,000	NA	111
UC Total Keowee Key Homes @ 5-11-12:	8	NA	376,013	NA	144
Active Interior KK Homes @ 5-11-12:	98	NA	230,390	NA	261
Active WF Homes Keowee Key @ 5-11-12:	56	NA	615,071	NA	197
Active Total Homes Keowee Key @ 5-11-12:	154	NA	370,274	NA	237

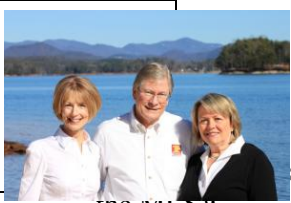
KEOWEE KEY COMPARATIVE SALES YTD 5-11-2011 to 5-11-2012					
Lake Front	Count	Ave. Sold Price	Ave. List Price	Var %	Ave. D.O.M.
Interior Homes - Prior YTD @ 5-11-11:	13	227,577	255,362	89.1%	293
Sold Interior Keowee Key YTD @ 5-11-12:	20	202,179	230,840	87.6%	252
Diff: Keowee Key Interior	7	-25,398	-24,522	-1.5%	-41
Sold WF Keowee Key YTD @ 5-11-11:	8	608,500	692,613	87.9%	288
Sold WF Keowee Key YTD @ 5-11-12:	8	513,500	560,925	91.5%	462
Diff: Keowee Key Total Homes	0	-95,000	-131,688	3.7%	174
Total Keowee Key YTD @ 5-11-11:	21	372,690	421,934	88.3%	291
Total Keowee Key YTD @ 5-11-12:	28	291,128	325,150	89.5%	312
Diff: Keowee Key Total Homes	7	-81,563	-96,784	1.2%	21

Two water front homes have sold this year in The Reserve @ Lake Keowee at an average sales price of \$1,174,500 and no interior homes per our multiple listing service. In the combined Cliffs Communities, four water front homes closed at an average sales price of \$1,020,000. Three of the four are in the Cliffs Falls South development. Four interiors in the entire Cliffs Communities at an average sales price of \$472,500.

Overall, there is a total of 30 homes pending closing. This is very encouraging. Homes include condos, town homes and single-family residences. The home inventory levels remain high with 203 interior homes and 265 water front homes listed for sale at May 12, 2012.

The Lake Keowee Lot Market: Below is the Table for all lot activity for YTD activity through May 11, 2012:

Patti & Michele & Gary LOTS Sold, Under Contract, Active @ 05-11-2012:					
Status	Count	Ave. Sold Price	Ave. List Price	Var. %	Ave. D.O.M.
Sold Interior lots @ 5-11-12:	11	99,080	119,791	82.7%	189
Sold WF lots YTD @ 5-11-12:	27	237,676	288,104	82.5%	240
Sold Total YTD lots @ 5-11-12:	38	197,556	239,382	82.5%	225
UC Interior lots @ 5-11-12:	4	NA	89,250	NA	113
UC WF lots @ 5-11-12:	16	NA	315,650	NA	337
UC Total Lots @ 5-11-12:	20	NA	270,370	NA	296
Active Interior Lots @ 5-11-2012:	387	NA	103,079	NA	338
Active WF Lots @ 5-11-2012:	408	NA	370,239	NA	287
Total Active Lots @ 5-11-2012:	795	NA	240,188	NA	311



s the year-to-year comparison between same period ending May 11 for 2011 to 2012 (sales recorded on the MLS):

Comparative Lots - Same Period 2011 to 2012:					
	Count	Ave. Sold Price	Ave. List Price	Var. %	Ave. D.O.M.
Sold Interior lots @ 5-11-11:	22	50,984	61,577	82.8%	298
Sold Interior lots @ 5-11-12:	11	99,080	119,791	82.7%	189
<i>Diff: Interior Lots YTD Comparison:</i>	<i>-11</i>	<i>48,096</i>	<i>58,214</i>	<i>-0.1%</i>	<i>-109</i>
Sold WF lots YTD @ 5-11-11:	28	278,461	316,018	88.1%	244
Sold WF lots YTD @ 5-11-12:	27	237,676	288,104	82.5%	240
<i>Diff: WF lots Comparison:</i>	<i>-1</i>	<i>-40,785</i>	<i>-27,914</i>	<i>-5.6%</i>	<i>-3</i>
<i>Sold Total Lots @ 5-11-2011:</i>	<i>50</i>	<i>178,371</i>	<i>204,064</i>	<i>87.4%</i>	<i>228</i>
<i>Sold Total Lots @ 5-11-2012:</i>	<i>38</i>	<i>197,556</i>	<i>239,382</i>	<i>82.5%</i>	<i>225</i>
<i>Differ: Total Lots YTD Comparison:</i>	<i>-12</i>	<i>19,185</i>	<i>35,318</i>	<i>-5%</i>	<i>-3</i>

Cross-Creek Plantation: If you love golf, then consider this development that is in the heart of Seneca, SC. The golf memberships can be shared! Not only does it benefit the property owner in Cross Creek, but also it allows someone not living in the community to enjoy the amenities at a low cost. This home at 3405 Split Oak Circle (MLS #20128842) has an elevator, out door living spaces and is meticulous. Another amazing home is located on **Lake Cherokee** just minutes from Scenic Highway 11 at 265 Jumping Branch Road, MLS# 20129079 priced at \$949,000. Below are a few photos of each.



We prepare and provide Excel spreadsheets for Lake Keowee Homes and Lake Keowee Lots for your use. Each of these spreadsheets enables the user to “filter” by subdivision. Just click on the arrow above the SUBDIVISION column and then scroll down until you find the subdivision you want. Click on it and you will see all of the 2012 activity: closed, under contract, and currently available. To go back to seeing all of the properties, scroll back to “ALL” and click on that to return to view all of the lots and/ or homes. . If you navigate the Excel spreadsheets, you will see additional sheets that you can click on for even more information. We attach them to our email version.

We thank you for your emails, calls, and referrals. We have many people who enjoy receiving this newsletter. If you like this type of information, pass it on! This is not intended to be a solicitation! **Please visit our newly redone website, www.WeSellKeowee.com**. Also, remember that the **Lighthouse Restaurant** is open and it is fabulous!

Sincerely,

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