



We Sell Lake Keowee
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May 21, 2013

YTD May 18, 2013 Comparison vs. YTD May 18, 2012

The drought is over and our lakes are full with an almost 11 inch rain surplus in some areas. Lake Jocassee, just north of Lake Keowee, is actually higher today than Lake Keowee! The lake levels are measured by Duke Power as "100" so if the lake level is 96.9 as it is this morning, that means it is just over 3 feet low. This is amazing since Lake Jocassee has been 25 feet below full pond for a number of years. This morning, Lake Keowee is at 96.5. It has been just under full pond for the past several days.

LAKE KEOWEE WATERFRONT HOMES YTD @ 05-18-2013 ACTIVITY SUMMARY:

There is virtually no change between this year to date and last year as far as units closed and foreclosures for the waterfront home category. The improvement is the increase in the average sales price, which has improved over 12.4%. The table below is just for summary purposes so it does not show you the activity per home that is available on our Excel spreadsheets (also available in a PDF file).

Patti & Gary: ALL WF HOMES SOLD YTD 05-18-13 vs 05-18-12:						
Status	Ave Sold Price	Ave List Price	% Variance	Ave. DOM	Count	Bank Own
YTD WF Homes Closed @ 5-18-13:	718,166	811,753	88.5%	194	38	2
YTD WF Homes Closed @ 5-18-12:	638,718	747,179	85.5%	273	39	3
Difference: YTD	79,448	64,573	3.0%	-79	-1	-1

The "**Pending Sales**" activity is very important. This is the list of water front homes that are under a purchase agreement preparing to close:

Patti & Gary - WF HOMES @ 05-18-13: Pending Sales									
Status	Lake Front	Address	Subdivision	Asking Price	Closing Date	Ave. DOM	Av. List Price	Count	Bank Own
UC	Yes	2019 Crystal Bay Court	KEOWEESUB	217,800	5/31/2013	24			Yes
UC	Yes	1230 Melton Road	BACKWATER	225,000	4/26/2013	135		2	No
UC	Yes	1521 Red Oak Court	KEOWEESUB	389,000	4/22/2013	79			Yes
UC	Yes	108 Bowline Court	KEOWEE	395,900	5/31/2013	147		2	Yes
BC	Yes	2 Heritage Point	NORMANDYSH	415,000		97			No
UC	Yes	206 Point Road	WHITEOAKPT	489,000	6/11/2013	40			No
BC	Yes	8 Slack Tide	KEOWEE	499,000		425		3	No
BC	Yes	10004 Clovis Drive	CLOVIS PT	519,900		52			No
BC	Yes	108 Pointe Harbor Drive	PNTEHARBOR	529,000		750			No
CC	Yes	124 Sunset Bay Boulevard	SUNSET BAY	535,000		254			No
BC	Yes	4 Heritage Point	NORMANDYSH	549,000		94			No
BC	Yes	226 Serenity Bay	SERENITYBA	549,900		120			No
BC	Yes	589 Tall Ship Drive.	KEOWEE	599,000		9		6	No
UC	Yes	700 Frengre Branch Road	LAKESHRE/E	670,000	8/12/2013	64		1	No
BC	Yes	10075 Maughan Trail	KEOWEEHAVE	739,000		81			No
UC	Yes	26 Lash Up Lane	KEOWEE	779,000	6/3/2013	74			No
BC	Yes	6 Bluebird Ct	WHITE OAKS	779,000		485		3	No
BC	Yes	124 Starboard Tack	KEOWEE	800,000		528			No
BC	Yes	209 N Star Court	LAKESHRE/E	850,000		146			No
BC	Yes	752 Navigators Point	BEACON SHO	875,000		199		3	No
CC	Yes	806 Treehaven Court	WATER.POIN	950,000		1158		1	No
UC	Yes	409 Crossbill Court	KEYFALLS S	1,000,000	5/27/2013	39		1	No
UC	Yes	204 Saranac Drive	RESERVEKEO	1,799,000	6/7/2013	447		1	No
UC	Yes	117 E Fort George Way	RESERVEKEO	2,490,000	5/17/2013	221		1	No
WF Homes Pending @ 5-18-13:				17,643,500		236	735,146	24	3

The waterfront home ACTIVE inventory is at 232 units. The Excel/PDF file that supports this is broken down into price brackets. There are 9 homes priced in the \$100k range; 12 in the \$200k range; 15 in the \$300k range; 27 in the \$400k range; 27 homes in the \$500k range; 26 homes in the \$600k range; 29 homes in the \$700k range; 18 homes in the \$800k range; 11 in the \$900k range; 2 in the \$1m to \$1.1m range; 13 in the \$1,129,000 to \$1,299,000 range; 6 in the \$1.3m range; 7 in the \$1.4m range; 3 in the \$1.5m range; 3 in the \$1.6m range; 6 in the \$1.7 (all but one of these is in The Reserve); 4 are in the \$1.8m range; and 14 are priced from \$1,900,000 up to \$5,950,000. All of those are in either the Cliffs or The Reserve communities.

LAKE KEOWEE INTERIOR HOMES YTD @ 05-18-2013 ACTIVITY SUMMARY:

Interior homes sales show an excellent recovery. The table below is for summary purposes so it does not show you the activity per home that is available on our Excel spreadsheets (also available in our PDF file). Another lovely surprise is the increase in units sold as well as the increase in average sales price, which are up 29.4% and 17.4% respectively.

Patti & Gary - INT HOMES SOLD YTD 05-18-13 vs 05-18-12:						
	Ave Sold Price	Ave List Price	% Variance	Ave. DOM	Count	Bank Own
YTD INT Homes Closed @ 5-18-13:	289,438	315,809	91.6%	185	44	8
YTD INT Homes Closed @ 5-18-12:	246,576	274,438	89.8%	223	34	4
Difference: YTD	42,863	41,370	1.8%	-38	10	4

The "Pending Sales" activity is very important. This is the list of interior homes that are under a purchase agreement preparing to close:

Patti & Gary - INTERIOR HOMES @ 05-18-13: Pending									
Status	Lake Front	Address	Subdivision	Asking Price	Closing Date	Ave. DOM	Av. List Price	Count	Bank Own
UC	Int	312 Killdevil Hill	HARBKEOWEE	124,000		17			No
CC	Int	704 Knox Rd	KEOWEECOVE	152,500		186			No
BC	Int	125 Briar Ct	HARBORPLUS	159,000		42			No
UC	Int	143 Button Bush Trail	KEOWEESPRN	160,000	5/22/2013	399			No
BC	Int	5 Amidship Ct	KEOWEE	175,000		109			No
BC	Int	208 South Reach Lane	KEOWEE	179,000		361			No
UC	Int	7 Pine Garden Way	KEOWEE	190,000	5/16/2013	180			Yes
UC	Int	9 Spy Glass Lane	KEOWEE	199,000	4/28/2013	88		8	No
BC	Int	105 Bobolink Drive	WHITE OAKS	222,000		159			No
CC	Int	6 Lookout Lane	KEOWEE	229,000		311			No
BC	Int	3 Lash Up Lane	KEOWEE	232,000		64			No
BC	Int	11074 Fairview Church Road	OTHER	232,900		125			No
CC	Int	1 Westwind Court	KEOWEE HAR	269,900		48			No
UC	Int	7 Ballast Lane	KEOWEE	289,000	7/5/2013	689			No
BC	Int	8 Divot Landing	KEOWEE	299,500		278		7	No
BC	Int	4 Rum Row Court	KEOWEE	309,000		126			No
CC	Int	203 HIGH POINT CT.	SWEETWATER	325,000		993			No
BC	Int	2 Channel	KEOWEE	359,900		756		3	No
UC	Int	107 Dove Tree Trail	CLIFFS@VIN	469,000	5/30/2013	343			Yes
BC	Int	6 Sextant	KEOWEE	474,000		151			No
CC	Int	430 Riverstone Drive	RIVERSTONE	475,000		230			No
BC	Int	302 Treetops Drive	WATER.POIN	475,000		21			No
UC	Int	101 Laurel Pond Way	RESERVEKEO	489,900	6/30/2013	339			No
UC	Int	410 Shimmering Water Lane	K FALLS N	499,000	6/28/2013	325		6	Yes
UC	Int	112 Orchard Cottage Way	RESERVEKEO	514,900	6/14/2013	222			No
CC	Int	204 Amenity Way	WATER.POIN	540,000		641		2	No
UC	Int	124 Guest House Court	RESERVEKEO	648,000	5/17/2013	339		1	No
INT Homes Pending @ 5-18-13:				8,691,500		279	321,907	27	3

There are 221 interior homes for sale at an average list price of \$381,671, including nine foreclosures. The price range is from a low of \$54,900 for A Captain's Walk condo in Keowee Key to \$1,995,000 in The Cliffs @ The Vineyard. All of the interior homes listed for sale that are priced above \$600,000 are in either The Cliffs or The Reserve communities.

LAKE KEOWEE LOT SALES: The numbers are all up according to the summary table below for waterfront lots! The average sold price increased slightly under 10.8% compared to last year and the units closed increased a whopping 44.8%. The foreclosures are still an issue. Interior lot sales show an excellent recovery with a 100% increase in units sold. Bank owned lots did increase and interior lot prices declined year over year. The lots that did close this year-to-date were not concentrated in the Cliffs and Reserve communities as they were last year in the same period. Go to the detail sheets in the Excel or PDF format and you can see the detail for these lots.

ALL WF LOTS SOLD YTD 5-18-13 vs 5-18-12:						
Status	Ave Sold Price	Ave List Price	% Variance	Ave. DOM	Count	Bank Own
WF Lots Closed @ 5-18-13:	280,496	333,340	84.1%	293	42	8
WF Lots Closed @ 5-18-12:	253,181	303,890	83.3%	228	29	7
Difference:	27,315	29,451	0.8%	65	13	1

ALL INTERIOR LOTS SOLD YTD 5-18-13 vs 5-18-12:						
Status	Ave Sold Price	Ave List Price	% Variance	Ave. DOM	Count	Bank Own
Int Lots Closed @ 5-18-13:	40,359	48,036	84.0%	234	22	7
Int Lots Closed @ 5-18-12:	99,080	119,791	82.7%	188	11	4
Difference:	-58,721	-71,755	1.3%	46	11	3

"Pending LOT Sales" activity is very important. Below are the two tables for lots that are under a purchase agreement preparing to close:

ALL WF LOTS @YTD 5-18-13: Pending								
Status	Lake Front	Subdivision	Address	Asking Price	Ave. DOM	Ave List Price	Count	Bank Own
UC	Yes	CEDAR CREEK	Lots 19&20 Cedar Creek	95,000	35			No
BC	Yes	HIDDEN FALLS	Lot 12 Hidden Falls of Keowee	126,500	224			Yes
BC	Yes	THE WOODS AT KEOWEE	Keowee	129,900	261			No
CC	Yes	LORAN POINTE	800 Loran Pointe Cir	139,000	217			No
UC	Yes	THE RESERVE AT LAKE KEOWEE	10 Bear Creek Valley Court	299,900	90			Yes
UC	Yes	CLIFFS AT VINYARD	130 Teaberry Lane	319,000	75			No
UC	Yes	WATERSIDECROSSI	Lot 251 Ashford Ct	349,000	227			No
UC	Yes	THE RESERVE AT LAKE KEOWEE	B19 South Cove Rd/South Falls Rd	395,000	289			No
CC	Yes	CLIFFS AT KEOWEE SPRINGS	119 Mountain Shore Dr	399,000	63			Yes
UC	Yes	CLIFFS AT KEOWEE FALLS						
UC	Yes	SOUTH THE RESERVE AT LAKE KEOWEE	800 Mirror Lake Court	450,000	55			No
UC	Yes	THE RESERVE AT LAKE KEOWEE	Section G 2 38	555,000	99			No
UC	Yes	THE RESERVE AT LAKE KEOWEE	G-10 Crooked Stick Court	583,000	212			No
UC	Yes	THE RESERVE AT LAKE KEOWEE	314 Cool Water Way	599,000	219			No
UC	Yes	CLIFFS AT KEOWEE SPRINGS	150 Bright Water Trail	599,900	78			Yes
UC	Yes	THE RESERVE AT LAKE KEOWEE	107 Wedge Ct.	880,000	44			No
WF Lots Pending @ 5-22-13:				5,919,200	146	394,613	15	4

ALL INT. LOTS @YTD 5-18-13: Pending								
Status	Lake Front	Subdivision	Address	Asking Price	Ave. DOM	Ave List Price	Count	Bank Own
UC	Int	KEOWEE KEY	101 Starboard Tack Dr	3,500	163			Yes
UC	Int	KEOWEE MOUNTAIN	185 Julie Way	5,000	64			Yes
BC	Int	KEOWEE MOUNTAIN	Lot 17 Keowee Mtn	5,000	65			Yes
BC	Int	KEOWEE MOUNTAIN	Lot 18 Keowee Mtn	5,000	65			Yes
BC	Int	KEOWEE MOUNTAIN	Lot 72 Keowee Mtn	5,000	65			Yes
UC	Int	KEOWEE MOUNTAIN	308 Scharlin Drive	8,000	64			Yes
UC	Int	KEOWEE MOUNTAIN	504 Scharlin Drive	8,000	64			Yes
BC	Int	KEOWEE MOUNTAIN	213 Serenity Drive	15,000	90			Yes
UC	Int	CLIFFS AT KEOWEE SPRINGS	114 Sunblest Trail	19,900	315			Yes
UC	Int	CLEAR WATER	Lot 43 Clearwater	24,900	216			No
UC	Int	WILDERNESS COVE	Lot 9 Coachman's Trail	27,000	82			No
Int Lots Pending @ 5-23-13:				126,300	114	11,482	11	9

INVENTORY LEVELS FOR WATERFRONT AND INTERIOR LOTS AS OF MAY 23, 2013: Your choices are abundant with 450 waterfront lots listed and 418 interior lots available per our multiple listing service. The foreclosures are 45 for waterfront and 77 for interiors. The entire inventory is available in the Excel or PDF file.

DUKE RE-LICENSING: Thank you to all the Stakeholders that have worked tirelessly with Duke Energy in the relicensing project. These concerned citizens, business people, and community guardians have selflessly devoted their time to this very important process. If you are able to obtain a copy of the May-June issue of *THE SENTINEL*, the excellent newsletter published by FOLKS (Friends of Lake Keowee Society), the insert is an abbreviated summary of the Agreement in Principle. You may also visit either the FOLKS website or the Duke Energy Relicensing website for the entire agreement.

PLEASE VISIT OUR WEBSITE, WWW.WESELLKEOWEE.COM AND CHECK OUT OUR EXCELLENT LISTINGS! We have so many *great* properties that you do not want to miss if you are currently shopping for a home or land. Ask your agent about these opportunities and if you don't have an agent, we are here for you!

USING FILTERS ON OUR email version Excel spreadsheets: These provide you with the addresses for all sold and pending homes and lots for this period. You may filter by SUBDIVISION if you would like by clicking on the down arrow on the Excel spreadsheet. Select the subdivision you want to view and all of the sold, pending and available properties display. Click on the arrow to select ALL and you revert back to all of the properties. Each Excel workbook has a sheet for "Detail for All", "Keowee Key", and "The Cliffs and Reserve" plus the Summary, which is reproduced in the actual newsletter.

We invite you to pass this newsletter to others in your circle that have an interest in our Golden Corner . If you are receiving an electronic version of this and wish to be removed, please email me at wesellkeowee@gmail.com.

Sincerely,

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