

The Crescent Monthly Market Report

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Resort Island Realty

Homes, Lots and Villas

843-247-3388

As of SEP 10 2010

(SOLD Since January 1, 2010)

Homes SOLD Since January 1, 2010														
Status	Type	Address	Beds	FB	HB	Orig LP	Last List Pr	Sales Pr	S/S	F	Pend Date	Sold Dt	SP/LP	Yr Blt
SOLD	Home	2 Haddington Ct	3	2	0	\$ 292,000	\$ 292,000	\$ 265,000	-	-	3/8/2010	3/31/2010	91%	2002
SOLD	Home	8 Heritage Bay Ct	4	3	1	\$ 339,000	\$ 289,000	\$ 289,000	-	Y	3/29/2010	5/18/2010	100%	2003
SOLD	Home	15 Oak Hill Ln	4	3	0	\$ 459,000	\$ 349,900	\$ 325,000	-	-	12/28/2009	1/22/2010	93%	2000
SOLD	Home	12 Point West Dr	4	4	0	\$ 359,900	\$ 359,900	\$ 332,000	-	Y	7/9/2010	8/16/2010	92%	2003
SOLD	Home	165 Oak Forest Rd	4	3	0	\$ 359,000	\$ 359,000	\$ 335,000	-	-	3/31/2010	5/7/2010	93%	2002
SOLD	Home	3 Crescent Cir	3	2	1	\$ 359,000	\$ 359,000	\$ 340,000	-	Y	5/13/2010	8/23/2010	95%	1999
SOLD	Home	201 Caldwell Cir	4	3	1	\$ 449,000	\$ 419,000	\$ 380,000	-	-	7/3/2010	8/27/2010	91%	2004
SOLD	Home	172 Oak Forest Rd	5	3	0	\$ 479,900	\$ 425,000	\$ 385,000	-	-	12/16/2009	1/12/2010	91%	2004
SOLD	Home	19 Reston Pl	4	3	1	\$ 650,900	\$ 520,000	\$ 500,000	-	-	6/22/2010	7/15/2010	96%	2007
9 Homes SOLD Since January 1, 2010			Averages			\$ 416,411	\$ 374,756	\$ 350,111					93%	
Home Currently PENDING														
PEND	Home	7 Meridian Point Cir	4	3	1	\$ 399,000	\$ 339,000		Y	-	8/12/2010			2004
1 Home Currently PENDING			Averages			\$ 399,000	\$ 339,000							
Homes Currently ACTIVE (LISTED)														
Active	Home	15 Waterford Dr	3	3	0	\$ 395,500	\$ 249,950		Y	-				2010
Active	Home	22 South Point Ct	3	2	1	\$ 359,000	\$ 359,000		-	-				2000
Active	Home	7 Hallbrook Pl	3	2	0	\$ 359,900	\$ 359,900		-	-				2002
Active	Home	152 Oak Forest Rd	3	2	1	\$ 359,900	\$ 359,900		-	-				2002
Active	Home	12 South Point Ct	3	3	1	\$ 364,000	\$ 364,000		-	-				2001
Active	Home	3 S Brayford Ct	4	3	1	\$ 394,000	\$ 394,000		-	-				2003
Active	Home	42 Victory Point Dr	3	2	1	\$ 449,000	\$ 398,900		-	-				2000
Active	Home	6 Victory Point Ln	4	3	1	\$ 549,000	\$ 549,000		-	-				2002
Active	Home	49 Victory Point Dr	3	2	1	\$ 680,851	\$ 558,141		-	-				2010
Active	Home	3 Victory Point Cir	4	3	1	\$ 699,000	\$ 599,900		-	-				2000
Active	Home	72 Victory Point Dr	3	3	1	\$ 709,900	\$ 599,900		-	-				2004
Active	Home	207 Reston Cir	4	4	1	\$ 699,000	\$ 679,000		-	-				2003
Active	Home	1 Victory Point Ln	5	5	0	\$ 835,000	\$ 795,000		-	-				2006
13 Homes Currently ACTIVE (LISTED)			Averages			\$ 527,235	\$ 482,045							
Lots Currently ACTIVE (LISTED)														
Active	Lot	45 Meridian Point Dr				\$ 139,900	\$ 50,000		-	-				
Active	Lot	2 Reston Pl				\$ 74,900	\$ 74,900		-	Y				
Active	Lot	67 Victory Point Dr				\$ 158,000	\$ 79,000		-	-				
Active	Lot	22 Meridian Point Dr				\$ 124,000	\$ 99,000		Y	-				
Active	Lot	1 Meridian Cir				\$ 109,000	\$ 109,000		-	-				
Active	Lot	17 Reston Pl				\$ 119,000	\$ 119,000		-	-				
Active	Lot	14 Carrington Point Rd				\$ 156,000	\$ 129,000		-	-				
Active	Lot	2 Pavins Pl				\$ 144,900	\$ 134,900		-	-				
Active	Lot	24 Carrington Point Rd				\$ 165,000	\$ 139,000		-	-				
9 Lots Currently ACTIVE (LISTED)			Averages			\$ 132,300	\$ 103,756							
Villas Currently ACTIVE (LISTED)														
Active	Villa	3 Crescent Point Dr	2	2	0	\$ 294,000	\$ 249,000		-	-				2002
Active	Villa	7 Crescent Point Dr	2	2	0	\$ 299,000	\$ 299,000		-	-				2002
Active	Villa	7 Crescent Point Dr	3	3	0	\$ 339,900	\$ 339,900		-	-				2002
3 Villas Currently ACTIVE (LISTED)			Averages			\$ 310,967	\$ 295,967							

S/S = Short Sale

F = Foreclosure