

Baxter Property Update Report by The Bovender Team

For more information, please call our SC Team Office at 803.547.5070



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For our Baxter Neighbors, Friends & Clients

This report summarizes listings sold for Baxter during the past 3 months. Listings summarized in the table below are based on information from the Carolina MLS.

Properties sold were not all listed by Allen Tate & The Andy Bovender Team and were listed by various MLS participating firms. Please note that For Sale by Owner Properties are excluded because they were not submitted to the cmls system and do not represent the full value of what they could sell for when exposed to the maximum number of qualified buyers through a full-time real estate professional.

Listings SOLD between **04/01/10 and 07/01/10** are shown in detail below as they represent the best indication of change in property values and are likely what a professional appraisal would include.

**Sold Prices do not include any seller concessions or builder incentives such as closing costs.

Single-Family Homes								
Sold Date	Baxter Address	BR's/BA's	Year Built	HTLA	Price	**Sold Price	Sold Price	DOM
6/30/2010	870 Promenade Walk	4/3.1	2005	2500	\$ 314,900	\$ 314,900	0.00%	61
6/30/2010	1848 Second Baxter X-ing	4/2.1	2004	3882	\$ 400,000	\$ 385,000	-3.75%	133
6/25/2010	4086 Berkshire Hts	4/2.1	2007	3500	\$ 437,000	\$ 414,375	-5.18%	43
6/23/2010	178 Blandina Ct	4/2.1	2004	2192	\$ 285,000	\$ 277,000	-2.81%	162
6/23/2010	3551 Richards X-ing	3/2.1	2010	1984	\$ 240,315	\$ 240,922	0.25%	136
6/22/2010	3438 Richards X-ing	3/3.0	2010	1752	\$ 226,981	\$ 220,000	-3.08%	121
6/18/2010	623 Revival Row	4/3.1	2010	3424	\$ 426,800	\$ 438,093	2.65%	1
6/16/2010	221 Mills Ln	3/2.1	2006	2508	\$ 350,000	\$ 325,000	-7.14%	37
6/15/2010	3555 Richards X-ing	3/2.1	2010	1899	\$ 245,755	\$ 244,266	-0.61%	126
6/14/2010	3559 Richards X-ing	3/2.1	2010	1984	\$ 247,645	\$ 250,785	1.27%	137
6/7/2010	397 Third Baxter St	4/2.1	2004	2860	\$ 394,900	\$ 377,500	-4.41%	2
6/4/2010	4029 Berkshire Hts	4/2.1	2006	3160	\$ 388,900	\$ 365,000	-6.15%	182
6/3/2010	4850 Milford Way	4/3.1	2007	3853	\$ 454,900	\$ 430,000	-5.47%	120
05/28/10	4342 Berkshire Hts	4/3.1	2009	3690	\$ 461,993	\$ 450,975	-2.38%	221
05/28/10	643 Bracket St	4/3.1	2004	3938	\$ 439,900	\$ 415,000	-5.66%	89
05/26/10	5312 Maddox Ct	4/2.1	2007	2640	\$ 359,900	\$ 355,000	-1.36%	90
05/26/10	126 Blandina Ct	3/2.1	2002	1850	\$ 259,900	\$ 259,900	0.00%	399
05/25/10	5821 Savona Terrace	4/3.1	2010	3539	\$ 411,607	\$ 438,106	6.44%	20
05/11/10	1748 Catherine Lothie Way	3/2.2	2002	2800	\$ 349,000	\$ 338,000	-3.15%	113
05/03/10	724 Revival Row	3/2.1	2009	2275	\$ 341,246	\$ 331,500	-2.86%	159
04/28/10	424 Esther Ct	4/2.1	2005	2554	\$ 350,000	\$ 342,400	-2.17%	61
04/28/10	4208 Berkshire Hts	4/2.1	2007	2486	\$ 332,500	\$ 328,000	-1.35%	60
04/23/10	814 Stratford Run Dr	4/3.0	2006	3100	\$ 368,000	\$ 359,500	-2.31%	96
04/19/10	4246 Berkshire Hts	4/3.1	2010	3382	\$ 452,000	\$ 452,030	0.01%	1
04/06/10	1728 Catherine Lothie Way	4/2.1	2002	2804	\$ 379,900	\$ 365,000	-3.92%	54
Averages:				2822	\$ 356,762	\$348,730	-2.25%	105

Condo/Townhomes								
Sold Date	Baxter Address	BR's/BA's	Year Built	HTLA	List Price	**Sold Price	Sold Price	DOM
05/28/10	924 Lyndley Dr	3/3.1	2010	1743	\$ 180,000	\$ 180,000	0.00%	30
05/27/10	922 Lyndley Dr	4/3.1	2010	1743	\$ 184,900	\$ 184,900	0.00%	72
05/14/10	910 Lyndley Dr	2/3.0	2010	1743	\$ 185,000	\$ 181,300	-2.00%	429
05/12/10	916 Lyndley Dr	3/3.1	2010	1743	\$ 194,125	\$ 184,000	-5.22%	47
04/06/10	1100 Drayton Ct	4/3.5	2008	1740	\$ 185,000	\$ 180,000	-2.70%	80
Averages:				1742	\$185,805	\$182,040	-2.03%	132

Totals	3 months of Sold MLS data from: 04/01/10 to 07/01/10	Currently For Sale: Active SFH	Active C/TH	Total Pending	Total Active & Pending
Baxter	30	60	3	11	74
Average Single-Family Home Price	\$348,730	\$370,762			
Average Condo/Townhome Price	\$182,040	\$ 189,600			