

## Baxter Property Update Report by The Bovender Team

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



*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 09/01/09 and 12/01/09 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.

Sold Date	Baxter Address	BR's/BA's	Year Built	HTLA	List Price	**Sold Price	% Diff List vs. Sold Price	DOM	
11/30/09	3239 Fifth Baxter X-ing	3/2.5	2004	1679	\$ 267,900	\$ 263,000	-1.83%	126	
11/20/09	671 Revival Row	4/4.0	2009	4033	\$ 440,046	\$ 440,046	0.00%	1	
11/13/09	7156 Michael Scott X-ing	3/2.5	2002	2795	\$ 359,800	\$ 340,000	-5.50%	208	
10/26/09	7121 Michael Scott X-ing	3/2.5	2001	2367	\$ 330,000	\$ 325,000	-1.52%	62	
10/21/09	5035 Downing Dr	4/3.0	2009	3128	\$ 426,933	\$ 420,000	-1.62%	83	
10/21/09	4330 Birkshire Hts	4/3.5	2009	3639	\$ 537,302	\$ 537,302	0.00%	1	
10/14/09	4264 Birkshire Hts	4/3.5	2009	3800	\$ 589,444	\$ 589,444	0.00%	1	
10/08/09	5470 Morris Hunt Dr	3/2.5	2008	2200	\$ 303,000	\$ 300,000	-0.99%	83	
10/05/09	904 Tuckerton Dr	4/3.5	2006	3382	\$ 387,500	\$ 365,000	-5.81%	223	
09/30/09	677 Revival Row	4/3.5	2009	3721	\$ 465,816	\$ 458,130	-1.65%	54	
09/30/09	110 Mills Ln	4/2.5	2006	3402	\$ 375,000	\$ 340,000	-9.33%	192	
09/30/09	4337 Birkshire Hts	3/2.5	2009	2559	\$ 337,546	\$ 327,000	-3.12%	122	
09/24/09	4220 Settler Hts	3/2.5	2002	2120	\$ 324,500	\$ 315,000	-2.93%	74	
09/24/09	438 Bullfinch Bnd	3/2.5	2004	2596	\$ 319,900	\$ 305,000	-4.66%	338	
				<b>Averages:</b>	<b>2959</b>	<b>\$390,335</b>	<b>\$380,352</b>	<b>-2.56%</b>	<b>112</b>

Totals	3 months of Sold MLS data from:	Listings Currently For Sale:	
	09/01/09 to 12/01/09	Actives	Pendings
<b>Baxter</b>	<b>14</b>	<b>40</b>	<b>8</b>
<b>Average Property Price</b>	<b>\$390,335</b>	<b>\$386,152</b>	<b>\$407,831</b>