

BAXTER MARKET UPDATE REPORT by THE BOVENDER TEAM

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

January 2012 ISSUE

Listings **SOLD** between **09/01/11** and **1/01/12** 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						% Diff List vs. Sold Price		DOM
Sold Date	Baxter Address	BR's/BA's	Year Built	HTLA	Last List Price	**Sold Price		
9/2/11	5867 Savona Terrace	4/3.1	2007	3500	\$ 459,900	\$ 445,000	-3.24%	50
9/20/11	3277 Richards Crossing	4/2.1	2002	2866	\$ 339,900	\$ 330,000	-2.91%	146
9/26/11	3321 Richards Crossing	3/2.1	2008	2757	\$ 339,000	\$ 320,000	-5.60%	163
9/27/11	763 Harvest Pointe Drive	5/4.1	2011	4336	\$ 439,000	\$ 439,000	0.00%	189
9/28/11	2404 Commons Court	4/2.1	2001	2866	\$ 339,900	\$ 330,000	-2.91%	319
9/30/11	5619 Morris Hunt Drive	4/3.1	2011	2461	\$ 289,210	\$ 293,290	1.41%	46
10/13/11	4831 Milford Way	5/4.0	2007	3408	\$ 423,000	\$ 410,000	-3.07%	104
10/18/11	6041 Daphne Circle	4/3.1	2011	3424	\$ 450,988	\$ 440,000	-2.44%	83
10/20/11	6060 Daphne Circle	4/3.1	2011	2988	\$ 399,000	\$ 395,000	-1.00%	155
10/27/11	5623 Morris Hunt Drive	4/3.1	2011	2878	\$ 339,123	\$ 335,000	-1.22%	4
11/1/11	846 Harvest Pointe Drive	5/4.1	2010	5056	\$ 575,555	\$ 575,555	0.00%	1
11/4/11	3233 Fifth Baxter Crossing	3/2.1	2004	1827	\$ 254,900	\$ 247,000	-3.10%	246
11/4/11	779 Harvest Pointe Drive	3/3.1	2011	3192	\$ 559,000	\$ 559,000	0.00%	227
11/9/11	5849 Savona Terrace	5/4.1	2008	4683	\$ 595,000	\$ 580,000	-2.52%	33
12/13/11	3234 Fifth Baxter Crossing	3/2.1	2004	1753	\$ 269,900	\$ 245,000	-9.23%	32
12/14/11	3474 Richards Crossing	3/2.1	2011	1589	\$ 224,618	\$ 219,000	-2.50%	45
12/15/11	1020 Gardenia Street	4/3.1	2011	2881	\$ 317,575	\$ 323,500	1.87%	60
12/15/11	918 Stratford Run Drive	4/3.0	2006	3112	\$ 369,000	\$ 355,000	-3.79%	79
12/15/11	5631 Morris Hunt Drive	4/2.1	2011	3074	\$ 360,010	\$ 355,010	-1.39%	168
12/16/11	5577 Morris Hunt Drive	4/3.1	2011	3128	\$ 444,734	\$ 444,734	0.00%	1
12/21/11	4856 Milford Way	4/3.1	2007	3124	\$ 418,500	\$ 409,000	-2.27%	69
12/28/11	747 Harvest Pointe Drive	4/4.0	2011	4293	\$ 649,900	\$ 610,000	-6.14%	180
12/30/11	401 Third Baxter Street	5/4.1	2004	4129	\$ 430,000	\$ 420,000	-2.33%	33
Averages:				3188	\$ 403,814	\$394,786	-2.24%	106

Condo/Townhomes						% Diff List vs. Sold Price		DOM
Sold Date	Baxter Address	BR's/BA's	Year Built	HTLA	Last List Price	**Sold Price		
9/16/11	920 Lyndley Drive	3/3.1	2007	1804	\$ 188,000	\$ 182,000	-3.19%	59
10/21/11	1035 Market St	3/2.1	2005	1500	\$ 189,900	\$ 180,000	-5.21%	133
10/21/11	809 Granby Drive	4/3.1	2008	1760	\$ 188,000	\$ 185,500	-1.33%	41
10/21/11	1117 Market St	3/2.1	2004	1500	\$ 189,900	\$ 182,000	-4.16%	92
10/28/11	4200 Settler Heights	3/2.1	1999	2622	\$ 299,900	\$ 290,000	-3.30%	105
12/29/11	1039 Market St	3/2.1	2005	1444	\$ 184,900	\$ 176,000	-4.81%	18
Averages:				1772	\$206,767	\$199,250	-3.64%	75

Totals	4 months of Sold MLS data from: 09/01/11 to 01/01/12	Currently For Sale:	Total Active & Pending
Baxter	29	Active SFH Active C/TH	8 48
Average Single-Family Home Price	\$394,786	\$382,808	
Average Condo/Townhome Price	\$199,250	\$176,025	



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