

Comparable Homes: Offered as Short Sales or Bank Owned

Subdivision	Type	Address	City	Beds	Full Bath	Half	Garage	DOM	Price	Original Price	Discount	Discount
CLIFFS @ VINYRD	Waterfront	507 Merganser Way	Salem	3	4	1	2	174	\$1,199,000	\$1,199,000	\$0	0%
CLIFFS AT KEOWEE FALLS SOUTH	Interior	901 Hawthorn Way	Salem	3	3	1	0	108	\$599,000	\$695,000		
CLIFFS AT KEOWEE FALLS SOUTH	Waterfront	802 Alder Point Way	Salem	4	4	1	2	927	\$1,295,000	\$1,699,000	\$404,000	24%
KEOWEE KEY	Interior	2 Amidship	Salem	5	5	0	2	166	\$409,000	\$409,000	\$0	0%
SWEETWATER	Waterfront	334 Longview Ridge Lane	Salem	3	3	2	1	552	\$445,000	\$625,000	\$180,000	29%
CANE CREEK HARB	Waterfront	119 Cane Creek Harbor Road	Seneca	4	4	1	3	411	\$699,900	\$799,900	\$100,000	13%
EASTSHORES	Waterfront	108 Wynmere Way	Seneca	4	3	0	2	287	\$475,000	\$879,000	\$404,000	46%
HARBOR PLUS ON KEOWEE	Interior	127 Briar Court	Seneca	3	2	0	1	312	\$299,000	\$299,000	\$0	0%
LAKESIDE ESTATE	Waterfront	105 Meadowcrest Dr.	Seneca	4	3	0	2	90	\$625,000	\$625,000	\$0	0%
WATERFORD POINTE - OCONEE	Interior	501 Birchbark Court	Seneca	4	3	1	3	200	\$419,000	\$509,900	\$90,900	18%
OUTER BANKS	Waterfront	337 Hatteras Ridge	Six Mile	3	3	1	2	80	\$675,000	\$675,000	\$0	0%
THE RESERVE AT LAKE KEOWEE	Interior	108 Golden Bear	Sunset	5	5	2	2	61	\$749,900	\$974,000	\$224,100	23%
THE RESERVE AT LAKE KEOWEE	Interior	1011 St. Andrews Ct	Sunset	3	4	0	2	13	\$825,000	\$825,000		
THE RESERVE AT LAKE KEOWEE	Interior	146 Parkview Lane	Sunset	3	3	1	2	658	\$925,000	\$1,499,000	\$574,000	38%
Count:	14			Average: 3.64	3.50	0.79	1.86	289	\$688,557	\$836,629	\$164,750	20%
									\$9,639,800	\$11,712,800	\$1,977,000	

Range: Lake Keowee Subdivision Homes

Offered: Based on information from the Western Upstate Multiple Listing Service as of March 01, 2010

Bank Owned Property
Short Sale