

## Comparable Homes: Offered as Short Sales or Bank Owned

Community	Type	Address	City	Beds	Bath	Half	Garage	Asking	Initial	Discount	%	DOM	
BEACON SHORES	Waterfront	509 Beacon Shores Drive	Seneca	3	3	1	2	\$539,900	\$574,900	\$35,000	6%	179	
CLIFFS @ VINYRD	Waterfront	108 Coral Beads Way	Sunset	4	3	1	3	\$1,250,000	\$1,500,000	\$250,000	17%	680	
CLIFFS @ VINYRD	Waterfront	878 Clubhouse Drive	Sunset	3	3	2	0	\$1,150,000	\$1,195,000	\$45,000	4%	46	
CLIFFS AT KEOWEE FALLS NORTH	Waterfront	460 Shimmering Water Lane	Salem	4	4	1	2	\$1,595,000	\$2,295,000	\$700,000	31%	562	
CLIFFS AT KEOWEE FALLS SOUTH	Waterfront	802 Alder Point Way	Salem	4	4	1	2	\$995,000	\$1,699,000	\$704,000	41%	1182	
CLIFFS AT KEOWEE FALLS SOUTH		415 Deerchase Court	Salem	4	4	0	2	\$875,000	\$995,000	\$120,000	12%	160	
KEOWEE KEY		2 Amidship Court	Salem	5	5	0	2	\$385,000	\$409,000	\$24,000	6%	401	
KEOWEE KEY		2 Golf Green Lane	Salem	3	2	1	2	\$285,900	\$285,900	\$0	0%	77	
KEOWEE LANDING		245 Joe Hopkins Road	West Union	3	2	0	2	\$159,900	\$210,000	\$50,100	24%	195	
MOONLIGHT BAY	Waterfront	343 Stardust Lane	Seneca	4	4	0	2	\$499,000	\$949,000	\$450,000	47%	882	
OAK STONE SHORE	Waterfront	211 Oak Stone Drive	West Union	4	4	1	3	\$735,000	\$899,000	\$164,000	18%	223	
SWEETWATER	Waterfront	334 Longview Ridge Lane	Salem	3	3	2	1	\$445,000	\$625,000	\$180,000	29%	810	
SWEETWATER		203 High Point Court.	Seneca	4	3	1	2	\$325,000	\$325,000	\$0	0%	75	
THE RESERVE AT LAKE KEOWEE	Waterfront	217 Governor Glen Drive	Sunset	4	4	1	2	\$1,475,000	\$2,420,000	\$945,000	39%	656	
THE RESERVE AT LAKE KEOWEE	Waterfront	134 Gnarled Pine Court	Sunset	5	4	1	3	\$1,280,000	\$1,799,000	\$519,000	29%	416	
THE RESERVE AT LAKE KEOWEE		105 N Lawn Drive	Sunset	5	5	1	2	\$1,250,000	\$1,350,000	\$100,000	7%	244	
THE RESERVE AT LAKE KEOWEE		1011 St Andrews Ct	Sunset	3	4	0	2	\$695,000	\$695,000	\$0	0%	59	
WHITE OAK CLIFF		207 Mockingbird Street	Seneca	3	2	0	1	\$125,000	\$155,000	\$30,000	19%	131	
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	Waterfront	3002 Lake Keowee Lane	Seneca	4	3	0	2	\$799,900	\$849,900	\$50,000	6%	132	
<b>Count:</b>	<b>20</b>							<b>\$14,989,600</b>	<b>\$19,385,700</b>	<b>\$4,396,100</b>			
				<b>Average:</b>	<b>3.75</b>	<b>3.40</b>	<b>0.70</b>	<b>1.90</b>	<b>\$749,480</b>	<b>\$969,285</b>	<b>\$219,805</b>	<b>18%</b>	<b>362</b>

**Range: Lake Keowee Waterfront homes Bank Owned and Short Sale**

**Closed: Based on information from the Western Upstate Multiple Listing Service as of November 15, 2010**

<b>Bank Owned Property</b>
<b>Short Sale</b>