

Comparable Homes: Offered as Short Sales or Bank Owned

Community	Type	Address	City	Beds	Bath	Half	Garage	Asking	Initial	Discount	%	DOM	
CLIFFS AT KEOWEE FALLS NORTH	Waterfront	460 Shimmering Water Lane	Salem	4	4	1	2	\$1,695,000	\$2,295,000	\$600,000	26%	439	
CLIFFS AT KEOWEE FALLS SOUTH		901 Hawthorn Way	Salem	3	3	1	0	\$299,000	\$695,000	\$396,000	57%	240	
CLIFFS AT KEOWEE FALLS SOUTH	Waterfront	802 Alder Point Way	Salem	4	4	1	2	\$995,000	\$1,699,000	\$704,000	41%	1059	
KEOWEE KEY		4 Lead Line Way	Salem	4	3	0	2	\$234,900	\$442,900	\$208,000	47%	818	
KEOWEE KEY		35 Port Tack Drive	Salem	4	2	1	1	\$239,900	\$249,900	\$10,000	4%	133	
KEOWEE KEY		7 Boatswain Way	Salem	3	2	0	2	\$262,000	\$410,000	\$148,000	36%	720	
KEOWEE KEY		1 Breakers Court	Salem	4	3	0	2	\$279,900	\$450,000	\$170,100	38%	706	
KEOWEE KEY		2 Amidship Court	Salem	5	5	0	2	\$389,000	\$409,000	\$20,000	5%	278	
SWEETWATER	Waterfront	334 Longview Ridge Lane	Salem	3	3	2	1	\$445,000	\$625,000	\$180,000	29%	687	
BEACON SHORES	Waterfront	509 Beacon Shores Drive	Seneca	3	3	1	2	\$559,900	\$574,900	\$15,000	3%	56	
EASTSHORES		204 Wynmere Way	Seneca	4	3	2	3	\$334,900	\$569,900	\$235,000	41%	643	
HARBOR PLUS ON KEOWEE		127 Briar Court	Seneca	3	2	0	1	\$139,900	\$299,000	\$159,100	53%	447	
HARBOR PLUS ON KEOWEE		125 Briar Court	Seneca	3	2	0	2	\$175,000	\$369,000	\$194,000	53%	660	
HARBOR PLUS ON KEOWEE		123 Briar Court	Seneca	3	2	0	2	\$175,000	\$175,000	\$0	0%	287	
HARBOR PLUS ON KEOWEE	Waterfront	213 New Timber Trail	Seneca	3	2	0	2	\$396,000	\$529,000	\$133,000	25%	798	
LAKESIDE ESTATE	Waterfront	105 Meadowcrest Dr.	Seneca	4	3	0	2	\$625,000	\$625,000	\$0	0%	225	
OUTER BANKS	Waterfront	337 Hatteras Ridge	Six Mile	3	3	1	2	\$599,000	\$675,000	\$76,000	11%	216	
THE RESERVE AT LAKE KEOWEE	Waterfront	103 Crane-fly Ct	Sunset	3	3	2	2	\$848,850	\$940,500	\$91,650	10%	45	
THE RESERVE AT LAKE KEOWEE		105 N Lawn Drive	Sunset	5	5	1	2	\$1,350,000	\$1,350,000	\$0	0%	121	
WATERS EDGE	Waterfront	504 Waters Edge	West Union	3	2	1	2	\$149,900	\$149,900	\$0	0%	91	
Count:	20							\$10,193,150	\$13,533,000	\$3,339,850			
				Average:	3.55	2.95	0.70	1.80	\$509,658	\$676,650	\$166,993	24%	434

Range: Lake Keowee Waterfront homes Bank Owned and Short Sale

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

Bank Owned Property

Short Sale