

MARY ANN KELLEHER'S LAKE JOVITA MARKET UPDATE

APRIL 2009 ♥ ISSUE 2



#1 LISTING AND SELLING AGENT IN LAKE JOVITA
EACH AND EVERY YEAR SINCE 2003

Dear Friend & Neighbor:

Sales activity has definitely picked up. In the first 4 months of 2009, 15 homes have either sold or are under contract compared to 21 homes sold in all of 2008. Prices, however, continue to decline.

“Wouldn’t you pick up a dollar bill if you saw it? And golf balls cost more.”

— Lee Trevino on picking up 4 balls he saw at the 12th hole of the Masters

ACTIVE LISTINGS ON APRIL 30, 2009

ACTIVE	List Price	Square Feet	Price/Sq Ft
12326 Woodlands <i>short sale</i>	189,900	2020	94.01
34250 Perfect Unit 5	208,000	1714	121.35
34408 Perfect Unit 23	219,900	1714	128.30
34304 Perfect Unit 7	224,000	1714	130.69
13237 Palmilla	224,600	1770	126.89
34623 Heavenly	225,000	2018	111.50
13147 Palmilla	225,000	2130	105.63
13416 Trailing Moss <i>short sale</i>	235,900	2323	101.55
12248 Sunriver <i>short sale</i>	239,000	2312	103.37
13330 Trailing Moss <i>short sale</i>	245,900	2312	106.36
13209 Palmilla	249,000	2827	88.08
12311 Woodlands	295,315	2010	192.00
13612 Thoroughbred	299,000	2111	141.64
12710 Lake Jovita	299,900	1980	151.46
12236 Sunriver	312,450	2323	171.00
12330 Woodlands	325,000	2319	140.15
34125 Sahalee <i>short sale</i>	325,000	3325	97.94
12354 Forest Highlands	339,900	2208	153.94

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E-MAIL: MAKELLEHER@AOL.COM CELL: 352.467.0430 ♥ 352.467.0122 FAX: 866.497.4860

ACTIVE LISTINGS ON APRIL 30, 2009 (CONTINUED)

ACTIVE	List Price	Square Feet	Price/Sq Ft
12502 Forest Highlands	349,000	2384	146.39
13131 Palmilla	350,000	2780	125.90
13907 Carryback <i>short sale</i>	359,900	3036	118.54
13715 Carryback <i>short sale</i>	359,900	3254	110.60
12413 Woodlands	360,000	2264	159.01
12742 Lake Jovita	369,000	2530	145.85
13903 Carryback <i>short sale</i>	375,000	3450	108.70
13508 Thoroughbred	375,000	2602	144.12
12606 Grand Traverse	379,000	2609	145.27
13221 Legends <i>short sale</i>	387,300	3103	124.81
12750 Lake Jovita	398,000	2228	178.64
13119 Thoroughbred	399,000	3437	116.09
12303 Forest Highlands	418,000	2360	177.12
13029 Thoroughbred	419,000	2746	152.59
13416 Carnoustie	424,000	2834	149.61
12644 Oak Hollow	425,000	2615	162.52
34249 Sahalee	435,000	2650	164.15
12945 Grand Traverse	435,000	2760	157.61
12703 Oak Hollow	440,000	2858	153.95
12620 Lake Jovita	450,000	2899	155.23
13039 Thoroughbred	459,000	2954	155.38
12247 Forest Highlands	473,900	3164	149.78
12625 Grand Traverse	479,000	3347	143.11
12612 Lake Jovita	495,100	2666	185.71
33819 Americana	499,000	2649	188.37
12802 Lake Jovita	499,900	2640	189.36
12645 Grand Traverse	499,900	2921	171.14
13823 Thoroughbred	516,000	3156	163.50
12549 Forest Highlands	536,502	2247	238.76
12543 Forest Highlands	537,417	2323	231.35
13510 Carryback	548,000	3164	173.20
13638 Carnoustie	548,900	3137	174.98
13216 Legends	568,900	3265	174.24
13115 Grand Traverse	597,300	3084	193.68

ACTIVE LISTINGS AS OF APRIL 30, 2009 (CONTINUED)

ACTIVE	List Price	Square Feet	Price/SqFt
13652 Carnoustie	649,900	3713	175.03
12802 Grand Traverse	698,000	3269	213.52
12911 Tradition	699,000	3491	200.23
12700 Grand Traverse	715,000	3677	194.45
13611 Carnoustie	728,000	3130	232.59
12810 Grand Traverse	749,000	3773	198.52
12836 Grand Traverse	749,900	4057	184.84
13430 Carnoustie	794,200	3848	206.39
12636 Tradition	799,000	3941	202.74
12629 Tradition	899,000	3972	226.33
12728 Tradition	925,000	4271	216.58
12708 Tradition	999,000	5398	185.07
12911 Ventana	1,100,000	4335	253.75
12908 Ventana	1,100,000	3693	297.86
12821 Ventana	1,270,000	3907	325.06
12610 Tradition	2,650,000	7572	349.97

SALES PENDING ON APRIL 30, 2009

13234 Palmilla	245,000	2029	120.75
12340 Woodlands	299,000	2172	137.66
12650 Tradition	599,900	4119	145.64
33838 Americana	789,000	3481	226.66

SOLD YEAR-TO-DATE 2009

Sold	Square Feet	Original List Price	Sold Price	Sold Price/SF	Date Sold	Days to Contract
34312 Perfect Unit 9	1714	299,000	210,000	122.52	04/30/2009	395
13123 Palmilla <i>foreclosure</i>	2318	219,900	162,000	69.89	04/24/2009	106
13233 Palmilla	1700	189,000	175,000	102.94	04/23/2009	3
33929 Americana	3182	579,000	490,000	153.99	04/20/2009	158
13250 Tradition	2741	408,000	345,000	125.87	04/01/2009	122
34037 Americana	2799	629,000	390,000	139.34	03/23/2009	611
13438 Carnoustie	3674	815,000	600,000	162.43	03/16/2009	450
34019 Americana	3189	549,838	450,000	141.11	02/06/2009	163
13625 Thoroughbred <i>short sale</i>	3652	875,000	470,000	128.70	01/26/2009	917
13451 Carnoustie	3674	799,900	600,000	163.31	01/19/2009	147
13243 Palmilla <i>short sale</i>	1714	205,900	152,000	89.41	01/15/2009	74

* All data was taken from the Mid-Florida Regional Multiple Listing Service (MFRMLS) on April 30, 2009. This information may or may not include all listed Active, Pending or Sold properties of one or more members of the MFRMLS.

PROUDLY PRESENTING
THE KELLEHER COLLECTION OF FINE HOMES



BRITTON & ASSOCIATES

The Coldwell Banker Previews Program is designed to market luxury residential properties. To conform to the Previews criteria, a home must meet stringent standards of quality and exclusivity. These properties meet those standards and I am proud to include these fine homes in my inventory.



12911 Ventana
1,100,000



33838 Americana
789,000 **PENDING**



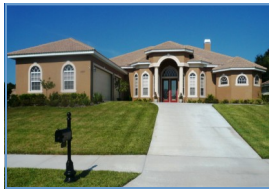
12836 Grand Traverse
749,900



12810 Grand Traverse
749,000



12700 Grand Traverse
715,000



12625 Grand Traverse
479,000



12247 Forest Highlands
473,900



12620 Lake Jovita
450,000



34019 Americana
450,000 **SOLD**



12703 Oak Hollow
440,000



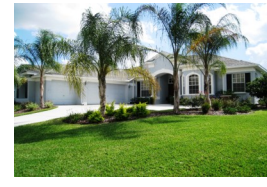
13029 Thoroughbred
419,000



13119 Thoroughbred
399,000



12606 Grand Traverse
379,000



13508 Thoroughbred
375,000



12742 Lake Jovita
369,000



12413 Woodlands
360,000



12502 Forest Highlands
349,000



12354 Forest Highlands
339,900



12330 Woodlands
325,000



13612 Thoroughbred
299,000



12340 Woodlands
299,000 **PENDING**



13209 Palmilla
249,000



13234 Palmilla
245,000 **PENDING**



13147 Palmilla
225,000



34304 Perfect
224,000



34312 Perfect
210,000 **SOLD**

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