

MARY ANN KELLEHER'S LAKE JOVITA MARKET UPDATE JANUARY 2010 ♥ ISSUE 1



#1 LISTING AND SELLING AGENT IN LAKE JOVITA

"Golf is not a funeral, though both can be very sad affairs."
~ Bernard Darwin

Dear friend and neighbor:

HAPPY NEW YEAR!

The year 2009 saw a welcome increase in the number of sales in Lake Jovita as 28 homes and one lot sold compared to 22 homes and 2 lots in 2008. Prices, however, have continued to fall. In general, home prices in Lake Jovita have fallen to the levels that existed in 2002 and 2003.

I am pleased to report that, for the seventh consecutive year, I have listed and/or sold more properties in our community than any other realtor. I know that this is in large part due to your support and referrals, and I am deeply grateful.

In lieu of the usual photographs of my listings, page 4 of this issue contains a report of the 2009 sold transactions in Lake Jovita. I hope you will find this Year in Review a handy reference. As always, I welcome comments or suggestions on how to improve my newsletter.

ACTIVE LISTINGS ON JANUARY 12, 2010

ACTIVE		Current List Price	Square Feet	Price/Sq Ft
12236 Sunriver	<i>(home not completed)</i>	159,000	2323	68.45
34304 Perfect Unit 7		199,000	1714	116.10
13416 Trailing Moss	<i>(short sale)</i>	199,000	2323	85.67
12306 Woodlands	<i>(short sale)</i>	199,000	2322	85.70
34250 Perfect Unit 5		199,000	1714	116.10
13330 Trailing Moss	<i>(short sale)</i>	229,000	2312	99.05
13221 Legends	<i>(short sale)</i>	235,000	3103	75.73
13134 Palmilla		235,000	1988	118.21
13139 Palmilla		239,000	1707	140.01
13147 Palmilla		250,000	2130	117.37

My listings are highlighted in RED.

WITH YOU EVERY STEP OF THE WAY! FOR PROFESSIONAL, RELIABLE, EXPERT SERVICE

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ACTIVE LISTINGS ON JANUARY 12, 2010 (CONTINUED)

ACTIVE		Current List Price	Square Feet	Price/Sq Ft
13607 Carryback	<i>(bank owned)</i>	258,000	2549	101.22
13219 Tradition		260,000	2029	128.14
13334 Thoroughbred		260,000	2592	100.31
12710 Lake Jovita		265,900	1980	134.29
34324 Perfect Unit 12		280,000	1714	163.36
13129 Palmilla		298,000	2791	106.77
12330 Woodlands		299,000	2319	128.93
13119 Thoroughbred		299,000	3437	86.99
12703 Lake Jovita		299,900	2184	137.32
12502 Forest Highlands		325,000	2384	136.33
13015 Thoroughbred		329,900	2260	145.97
13345 Thoroughbred		335,000	2219	150.97
12606 Grand Traverse		340,000	2609	130.32
12204 Woodlands		349,000	2319	150.50
13029 Thoroughbred		360,000	2746	131.10
12742 Lake Jovita		374,000	2530	147.83
12505 Forest Highlands		375,000	2302	162.90
34249 Sahalee	<i>(short sale)</i>	375,000	2650	141.51
12703 Oak Hollow		395,000	2858	138.21
34241 Sahalee		399,000	2495	159.92
33733 Americana		399,000	2650	150.57
13510 Carryback	<i>(short sale)</i>	399,000	3164	126.11
12902 Grand Traverse	<i>(bank owned)</i>	399,900	3345	119.55
12314 Lake Jovita	<i>(short sale)</i>	415,000	3275	126.72
13847 Thoroughbred		424,372	2740	154.88
13823 Thoroughbred	<i>(short sale)</i>	425,000	3156	134.66
12644 Oak Hollow		425,000	2615	162.52
13039 Thoroughbred		437,000	2954	147.94
12612 Lake Jovita		449,800	2666	168.72
12247 Forest Highlands		449,850	3164	142.18
33626 Americana		450,000	2616	172.02
12802 Lake Jovita		475,900	2640	180.27
12625 Grand Traverse		479,000	3347	143.11

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ACTIVE LISTINGS ON JANUARY 12, 2010 (CONTINUED)

ACTIVE	Current List Price	Square Feet	Price/SqFt
13115 Grand Traverse	488,000	3084	158.24
12701 Grand Traverse	499,000	3021	165.18
33713 Americana	535,000	3171	168.72
13216 Legends	545,000	3265	166.92
13652 Carnoustie	549,000	3713	147.86
13008 Grand Traverse	569,000	3205	177.54
33937 Americana	575,000	3209	179.18
12700 Grand Traverse	625,000	3677	169.98
12835 Grand Traverse	649,900	3780	171.93
13100 Grand Traverse	659,000	4131	159.53
12802 Grand Traverse	698,000	3269	213.52
12911 Tradition	699,000	3491	200.23
12636 Tradition	749,000	3941	190.05
12836 Grand Traverse	749,900	4057	184.84
12629 Tradition	750,000	3972	188.82
12728 Tradition	785,000	4271	183.80
33734 Americana	799,000	3894	205.19
12928 Ventana	850,000	3945	215.46
12908 Ventana	949,000	3693	256.97
12821 Ventana	995,000	4087	
12911 Ventana	1,100,000	4335	253.75
12818 Ventana	1,599,999	6572	243.31
12610 Tradition	2,650,000	7572	349.97

SALES PENDING ON JANUARY 12, 2010

ACTIVE		Current List Price	Square Feet	Price/SqFt
12326 Woodlands	(short sale)	150,000	2020	74.26
13316 Trailing Moss	(short sale)	199,900	2312	86.46
13508 Thoroughbred		338,000	2602	129.90

LAKE JOVITA VACANT LAND—MY LISTINGS

LOCATION	Lot #	Views	Course	Price
Grand Traverse, The Vistas	47	Driving Range, 1st Hole, 4th Tee	South	150,000
Tradition, The Estates	306	18th Hole, Fingerbowl Lake	North	269,000
Tradition, The Estates	292	18th Hole, Fingerbowl Lake	North	355,000

* All data was taken from the Mid-Florida Regional Multiple Listing Service (MFRMLS) on January 12, 2010. This information may or may not include all listed Active, Pending or Sold properties of one or more members of the MFRMLS.



MARY ANN KELLEHER'S LAKE JOVITA 2009 YEAR IN REVIEW

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Lake Jovita Homes & Vacant Land Sold in 2009	Square Feet	Sold Price	Sold Price/ Square Feet	Date Sold
34412 Perfect Unit 24	1714	168,000	98.02	12/31/2009
13715 Carryback (bank owned)	3254	325,000	99.88	12/31/2009
13612 Thoroughbred	2111	254,000	120.32	12/31/2009
Lot 275 Tradition, The Estates		145,000		12/07/2009
13131 Palmilla	2780	265,000	95.32	10/01/2009
13430 Carnoustie	3848	688,000	178.79	09/30/2009
12354 Forest Highlands	2208	325,000	147.19	09/21/2009
13638 Carnoustie	3137	475,000	151.81	09/04/2009
13903 Carryback (short sale)	3450	365,000	108.80	08/24/2009
13907 Carryback (short sale)	3036	359,900	118.54	08/21/2009
12750 Lake Jovita	2228	320,000	143.63	07/23/2009
12945 Grand Traverse	2760	429,500	155.62	06/30/2009
33638 Americana	3481	680,000	195.35	06/25/2009
12650 Tradition	4119	535,000	129.89	06/05/2009
12248 Sunriver (short sale)	2312	225,000	97.32	05/29/2009
12340 Woodlands	2172	275,000	126.61	05/26/2009
13234 Palmilla	2029	239,500	118.04	05/15/2009
12422 Woodlands	2092	310,000	148.18	05/15/2009
34312 Perfect Unit 9	1714	210,000	122.52	04/30/2009
13123 Palmilla (bank owned)	2318	162,000	69.89	04/24/2009
13233 Palmilla	1700	175,000	102.94	04/23/2009
33929 Americana	3182	490,000	153.99	04/20/2009
13250 Tradition	2741	345,000	125.87	04/01/2009
34037 Americana	2799	390,000	139.34	03/23/2009
13438 Carnoustie	3694	600,000	162.43	03/16/2009
34019 Americana	3189	450,000	141.11	02/06/2009
13625 Thoroughbred (short sale)	3652	470,000	128.70	01/26/2009
13451 Carnoustie	3674	600,000	163.31	01/19/2009
13243 Palmilla (short sale)	1700	152,000	89.41	01/15/2009

The properties I listed and/or sold are highlighted in RED.